



**Persimmon**

Together, we make your home



## **Carn y Cefn**

Ebbw Vale • Gwent



**Persimmon**  
Together, we make your home

# Together, we make your home

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

“With over 50 years of building excellence, find out more about us on page 4”



Customer Satisfaction 2025

## 5 stars!

We’re proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It’s a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.



Carn y Cefn

## Find out more

About Persimmon Homes	4
Your journey with us and schemes to help	6
Living at Carn y Cefn	8
Development layout	10
Specifications	26
Sustainability	28
Personalise with Finishing Touches	30
Reasons to buy from us	32
FibreNest	33



Who we are

# A little bit about us

You're about to make one of the most exciting investments of your life! A beautiful place to call home for years to come. Here are some reasons to invest in a Persimmon home...

## Over 50 years of expertise

We've been building homes and communities since the early seventies, and just as fashions have moved on, so too has construction. Over half a century we've perfected processes, fine-tuned materials and honed skills to make us one of today's most modern and progressive home builders.

## Sustainability mission

We're committed to reducing our impact on the planet and building for a better tomorrow, with a dedicated in-house team focused on this. [Read more on page 28](#)

## Persimmon plc in numbers

It's not all about numbers we know, but to give you sense of scale here are a few:

**10,664**

homes  
delivered in  
2024

**200+**

locations  
across  
the UK

**4,731**

direct employees  
make it all  
happen

**484**

acres of  
public space  
created

**£2.2bn**

invested in  
local communities  
over the last  
5 years





# “Building sustainable homes and community hubs”

## Save money on your energy bills

The increased thermal retention from our insulation and double glazing, along with reduced water use thanks to efficient appliances, mean you'll automatically save money on your energy and water bills – and with the rising cost of living, this can make a real difference.



Take a look at the recently published HBF Watt a Save report to find out how much you could save.

## The Persimmon Pledge

The Persimmon Pledge is our commitment to making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

Find out more about the Persimmon Pledge.



## Accessible homes

It's crucial that your new home works perfectly for you and your needs. We build in line with Approved Document M accessibility requirements.



Scan the QR code to find out what each rating means.



## Happy hour

We run Customer Construction Clinics from our on-site sales offices each Monday from 5-6pm. Pop in to see the team both during and after you've moved in to your new home.



## 10-year warranty

When you buy a Persimmon home it comes complete with a 'peace of mind' 10-year insurance-backed warranty and our own two-year Persimmon warranty.

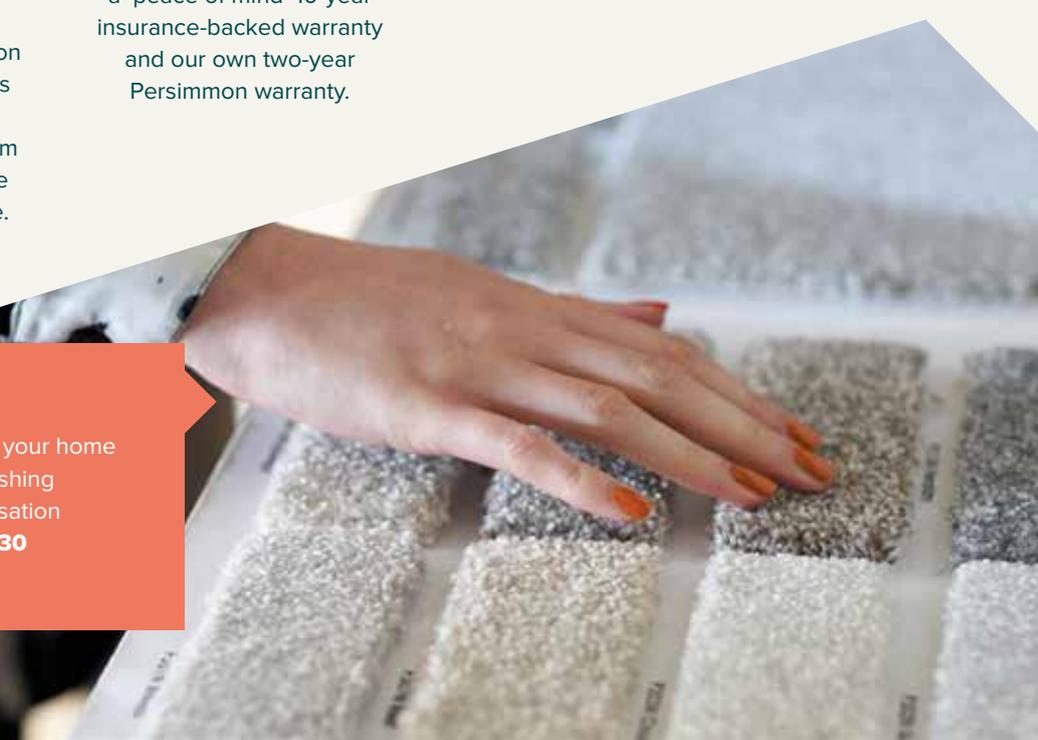


## Help when you need it

You'll have a dedicated customer care helpline, plus cover for emergencies like complete loss of electricity, gas, water or drainage.

## Finishing Touches

We know you'll want to make your home your own, so we created 'Finishing Touches', our home personalisation service. **Read more on page 30**





With you all the way

# Your journey with us

From finding your perfect new home to moving in, we're here to help every step of the way.

1. .....→ 2. .....→ 3. ....

## Reservation

So you've seen a home you love? Speak to one of our friendly sales advisors who will help you secure your dream home.

## Solicitor

You'll need to instruct a solicitor or conveyancer at the point of reservation. Your sales advisor can recommend a local independent company.

## Mortgage application

Most people will need to apply for a mortgage. We can recommend independent financial advisors to give you the best impartial advice.

4. .....→ 5. .....→ 6. ....

## Personalise!

The bit you've been waiting for! Making the final choices for your new home. Depending on build stage you can also choose from a range of Finishing Touches.

## Exchange contracts

One step closer to moving in – this is where we exchange contracts and your solicitor will transfer your deposit.

## Quality assurance

Your home will be thoroughly inspected by site teams and will also have an Independent Quality Inspection to make sure it's ready for you to move into.

7. .....→ 8. .....→ 9. ....

## Home demo

Another exciting milestone! Here's where you get to see your new home before completion. You'll be shown how everything works and any questions can be answered.

## Handover

The moment you've been waiting for! The paperwork has been completed, the money transferred and now it's time to move in and start unpacking...

## After-care

Our site and customer care teams will support you every step of the way. You'll receive a dedicated customer care line number to deal with any issues.

[persimmonhomes.com](https://www.persimmonhomes.com)



## Need help?

One of the best things about buying a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.



**PART  
EXCHANGE**



**HOME  
CHANGE**



**EARLY  
BIRD**



**Deposit Unlock**



**Bank of Mum and Dad**



**Deposit Boost**



**Armed Forces/Key  
Workers Discount**



- Collection of 2, 3 & 4-bedroom homes
- Over a mile to Ebbw Vale Town train station
- Lovely semi-rural setting
- Good range of local amenities



**Scan me!**

For availability and pricing on our beautiful new homes at Carn y Cefn.



Ebbw Vale • Gwent

# Carn y Cefn

**Carn y Cefn is our collection of two, three and four-bedroom homes located on the southern reaches of Ebbw Vale in South Wales. Situated in a picturesque location, our new development is ideal for first-time buyers and growing families alike.**

Nestled in a valley that borders the Brecon Beacons, Ebbw Vale is close to Merthyr Tydfil and just a 45-minute drive north of Cardiff and Newport. The town offers a choice of supermarkets, with Morrisons and a Tesco Superstore both under a mile from Carn y Cefn. Ebbw Vale residents also benefit from a range of high street shops, essential services, pubs and food outlets.

Living at Carn y Cefn you'll never be short of things to do. Festival Park, just 3.5 miles away, is home to a range of outdoor attractions including super tubing, an adventure castle and an owl sanctuary. Other opportunities to stay active locally include the ninja obstacle course at EGNi Fitness Fun, West Monmouthshire Golf Club, Ebbw Vale Cricket Club and Ebbw Vale Rugby Football Club. Also well worth a visit is the Big Pit National Coal

Museum 8.5 miles away, where you can go underground to discover more about the area and its past.

## **A great choice of local schools**

Ebbw Vale has schools for all ages including Willowtown Community Primary School, All Saints RC Primary School, Glanhowy Primary School, and Pen y Cwm Special School. For older children there's Tredegar Comprehensive School, and for further education the University of South Wales Treforest campus.

Carn y Cefn will contribute to local schools and provide public open spaces on the development. This, alongside its great location, close proximity to Ebbw Vale and range of stylish modern homes, means Carn y Cefn could have just what you're looking for.

## **EXPLORE**

---

Ebbw Vale Town train station  
**1.2 miles**

Merthyr Tydfil  
**9 miles**

Abergavenny  
**10.9 miles**

M4 Junction 32  
**28.3 miles**



Carn Y Cefn

## Our homes

### 2 bedroom

 **The Alwick**

### 3 bedroom

 **The Hanbury**

 **The Stafford**

 **The Hatfield**

 **The Souter**

 **The Sutton**

 **The Delamare**

 **The Clayton**

 **The Clayton Corner**

### 4 bedroom

 **The Burnham**

 **The Longthorpe**

 **The Lumley**

 **The Chedworth**

 **Affordable Housing**

As agreed through Section 106



A404

Ebbw Vale  
Cemetery

This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.

Former  
Rhyd Y Blew Ponds



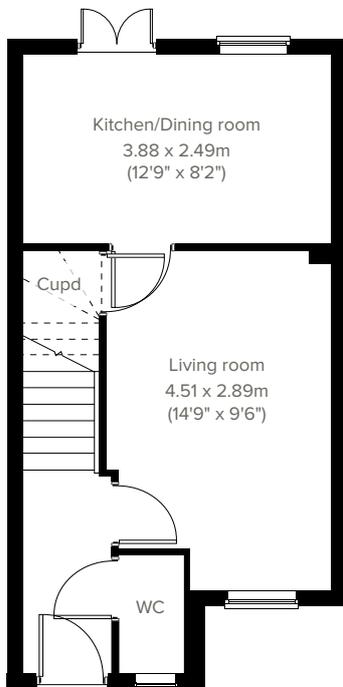


2 bedroom home

# The Alnwick

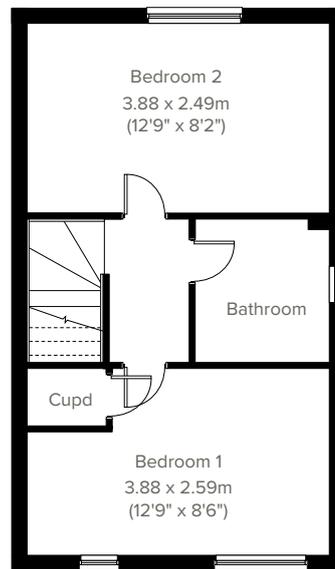


Perfectly-proportioned, the Alnwick has a stylish open plan kitchen/dining room with French doors leading into the garden, two double bedrooms, a good-sized living room and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



## GROUND FLOOR

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## 1ST FLOOR

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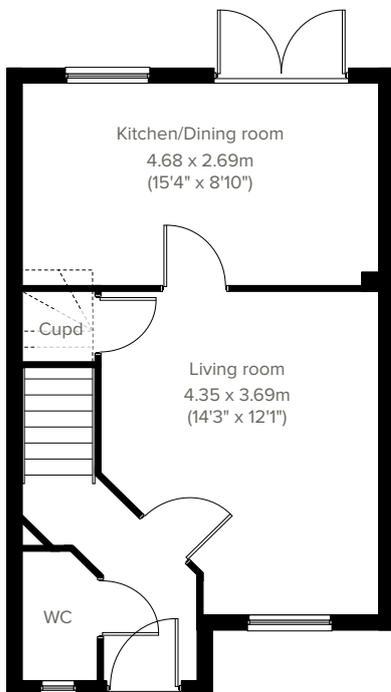


3 bedroom home

# The Hanbury

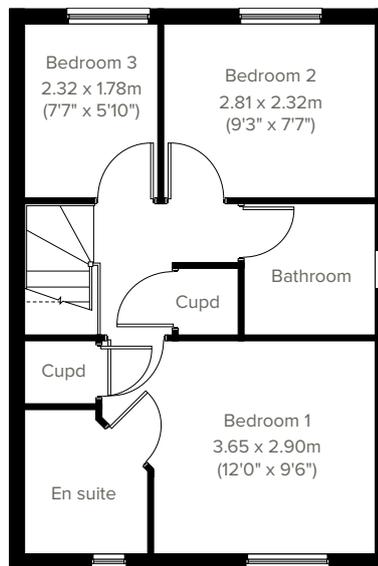


The popular Hanbury is a three-bedroom family home with a bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, three handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



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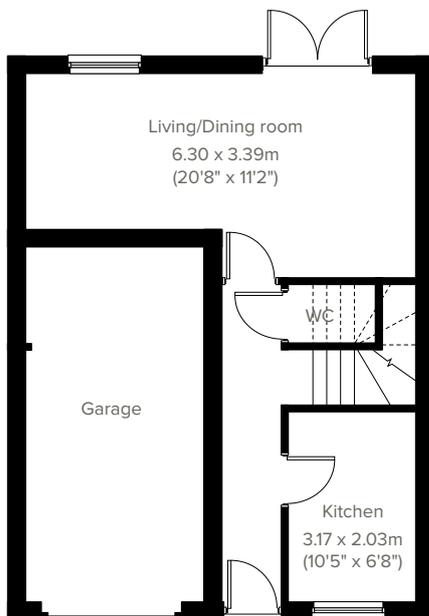


3 bedroom home

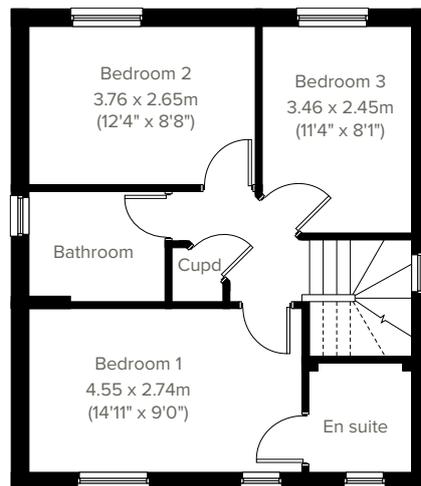
# The Stafford



A superb family home, the Stafford features a stunning open plan living/dining room with French doors opening into the garden. Downstairs also includes a separate kitchen, WC and integral garage. Upstairs you'll find three bedrooms, including a large bedroom one with an en suite, a family-sized bathroom and handy storage cupboard.



## GROUND FLOOR



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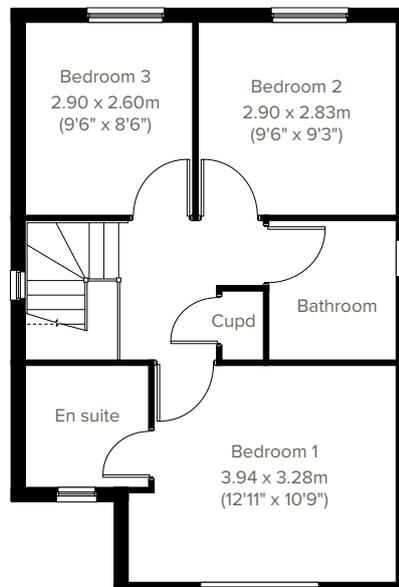
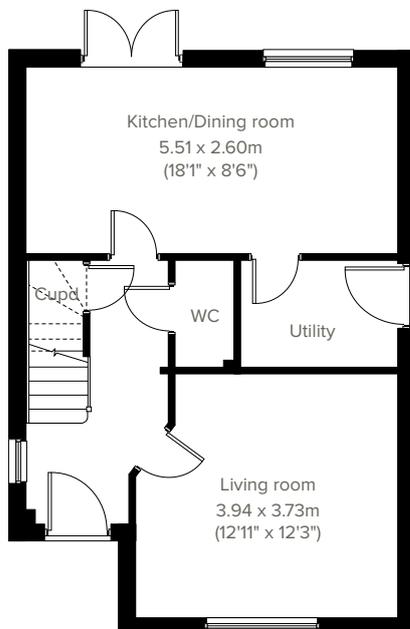


3 bedroom home

# The Hatfield



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Hatfield's bright front aspect living room, separate utility room, handy storage cupboard and WC complete the ground floor. Upstairs, bedroom one has an en suite and there's a good-sized family bathroom, plus further storage.



\* Window dependent on plot

## GROUND FLOOR

## 1ST FLOOR

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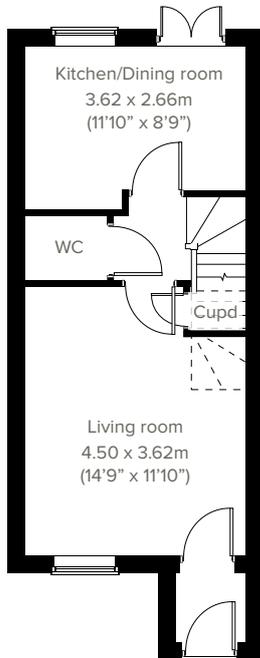


3 bedroom home

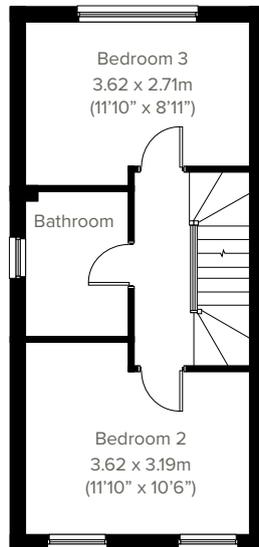
# The Souter



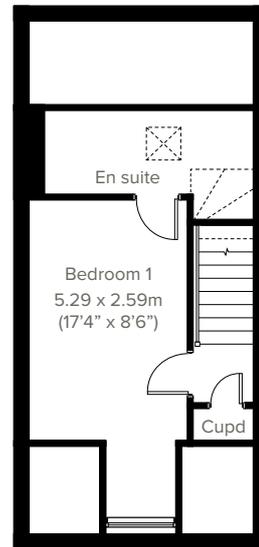
A superb three-bedroom family home, the Souter has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking mean it's practical as well as stylish.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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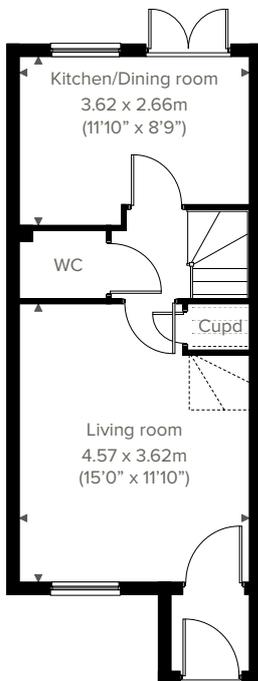


# The Sutton

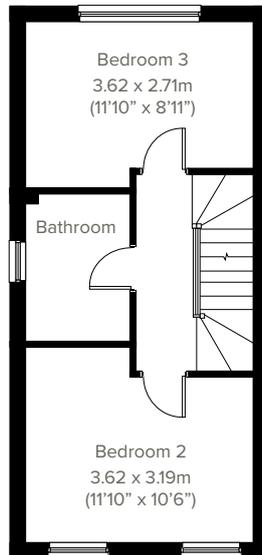
3 bedroom home



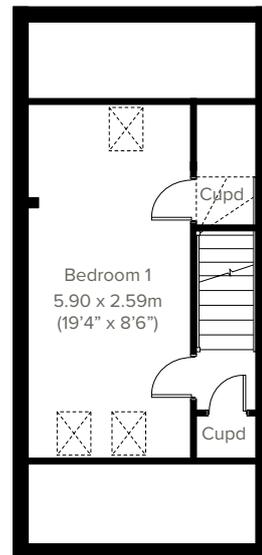
The Sutton is a welcoming family home that offers plenty of flexibility. The front-aspect living room leads into a kitchen/dining room with French doors to the garden, and there's also a handy WC. The first floor is comprised of two spacious bedrooms and the family bathroom, while the top floor is home to bedroom one, which has its own en suite.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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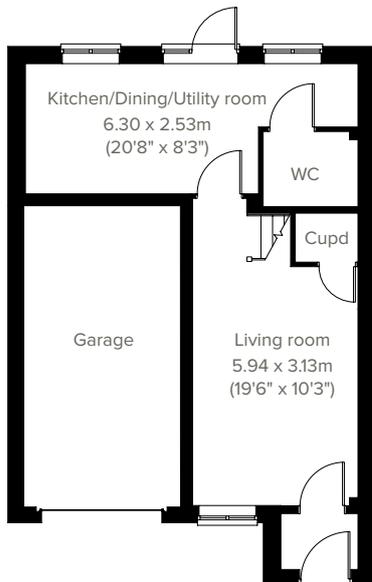


3 bedroom home

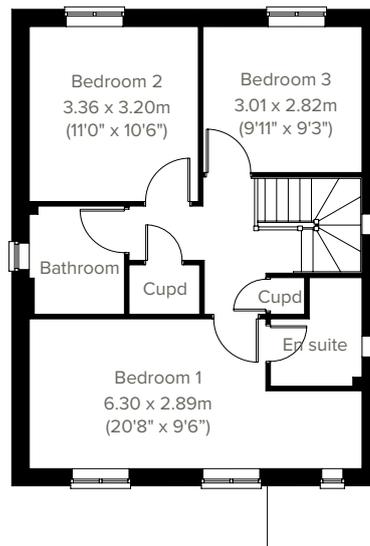
# The Delamare



A thoughtfully-designed three-bedroom home with much to offer, the Delamare is popular with families. The light-filled modern open plan kitchen/dining/utility room with a door leading into the garden is ideal for entertaining and family meals. The front porch, downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one and an integral garage.



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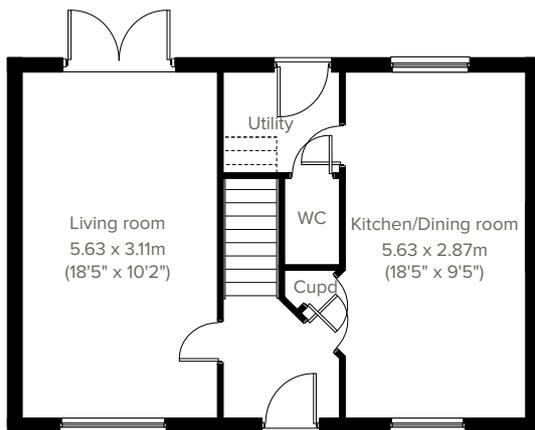


# The Clayton

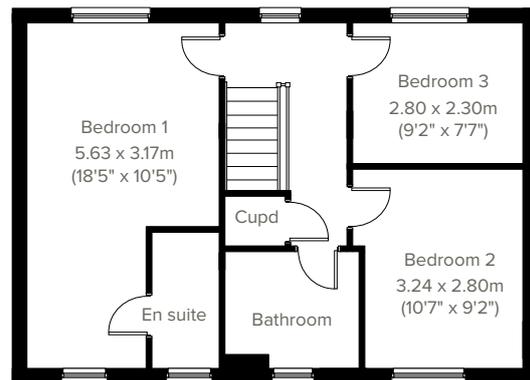
3 bedroom home



A superb family home, the Clayton features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, WC and storage cupboard make everyday living easy. Upstairs you'll find three bedrooms, including a large bedroom one with an en suite, a family-sized bathroom and handy storage cupboard.



**GROUND FLOOR**



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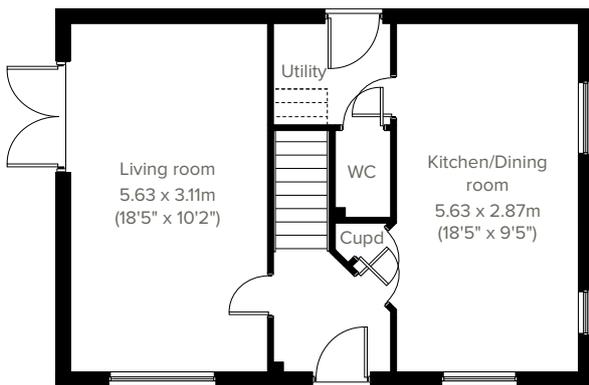


3 bedroom home

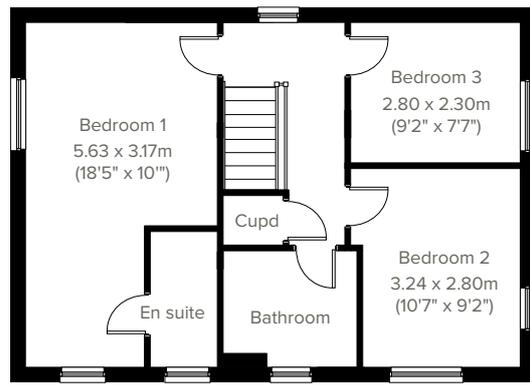
# The Clayton Corner



The Clayton Corner is a superb family home that offers the perfect mix of space and practicality. The ground floor features a versatile kitchen/dining room ideal for social and family time, as well as a welcoming living room with French doors leading into the garden. Upstairs is just as impressive, with bedroom one offering its own en suite, two further well-proportioned bedrooms, a family bathroom and storage space.



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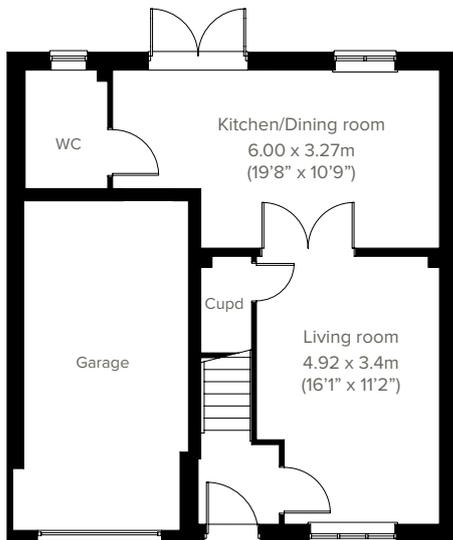


# The Burnham

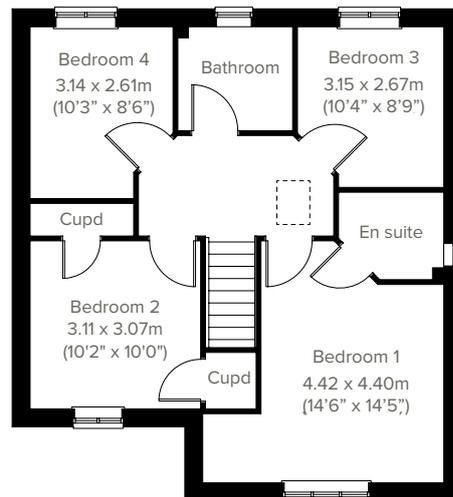
4 bedroom home



The Burnham is an exceptional detached home with plenty of space for family life. Double doors connect the generously sized living room to a warm kitchen/dining area, making it easy to host or relax in style. An integral garage, WC and three storage areas add to the home's practicality, while upstairs you'll find four bedrooms, including bedroom one with an en suite.



**GROUND FLOOR**



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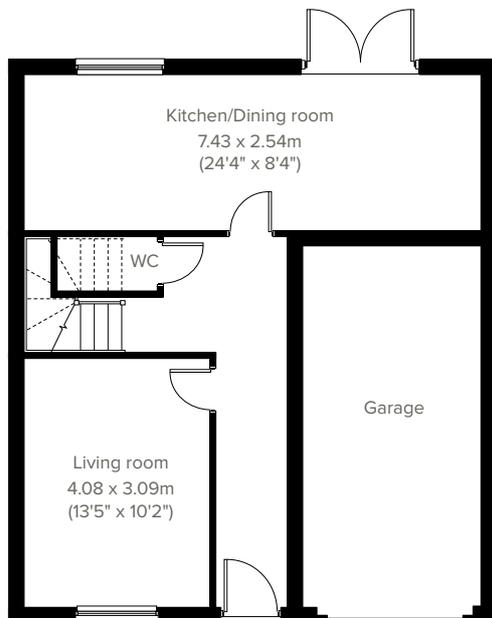


4 bedroom home

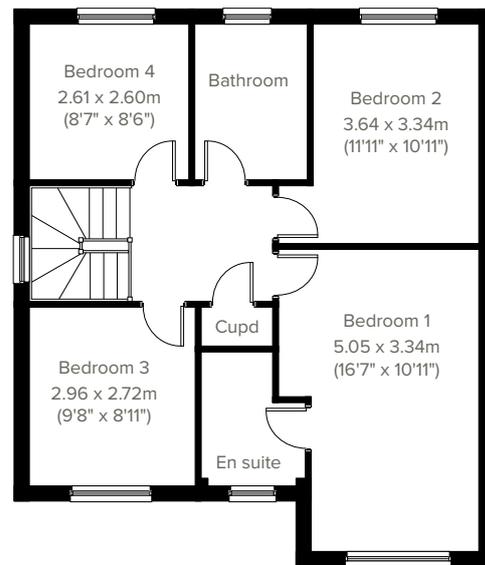
# The Longthorpe



A popular family home, the Longthorpe ticks all the boxes. The modern and stylish open plan kitchen/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, downstairs WC and integral garage. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



## GROUND FLOOR



## 1ST FLOOR

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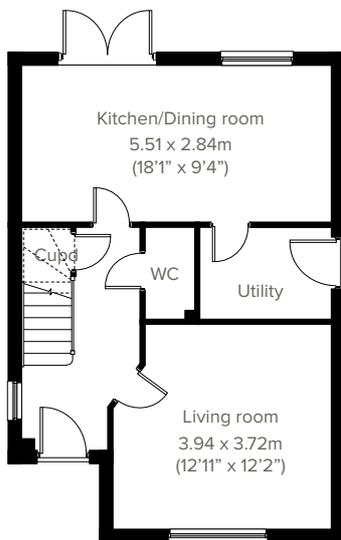


# The Lumley

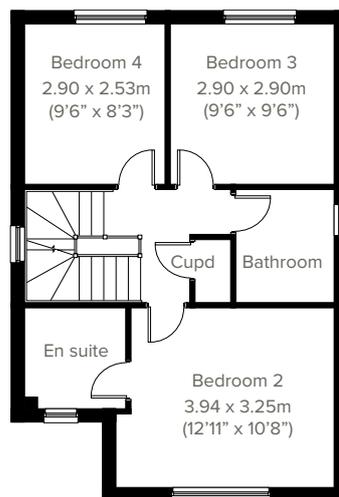
4 bedroom home



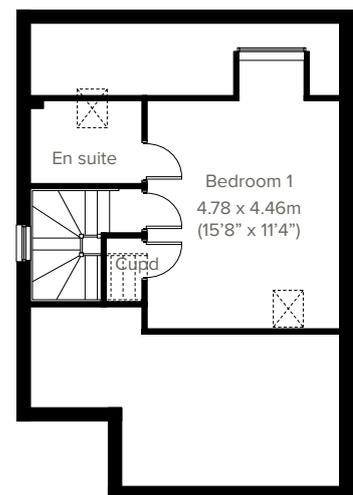
This modern three-storey home is ideal for family life. The Lumley features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, one with an en suite, and the main family bathroom. On the top floor there's an impressive bedroom one with an en suite.



**GROUND FLOOR**



**1ST FLOOR**



**2ND FLOOR**

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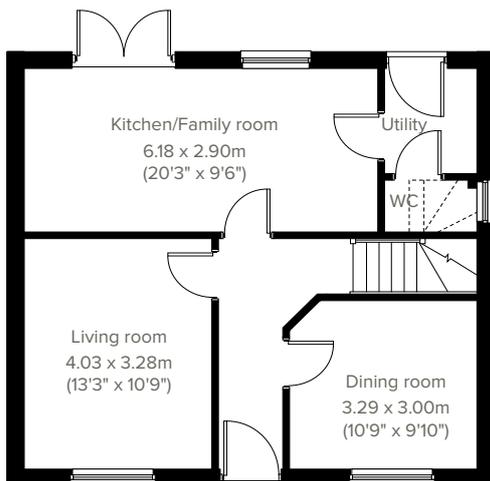


4 bedroom home

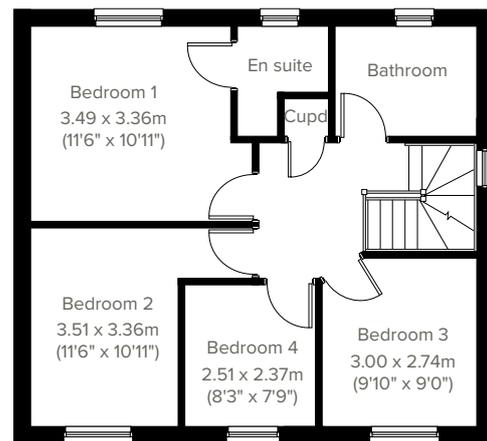
# The Chedworth



The Chedworth is an ideal home for space seekers. It features a front-aspect living room and dining room and a beautiful, open plan kitchen/family room, with a separate utility and WC. Upstairs, you'll find four well-proportioned bedrooms, bedroom one with an en suite, a family bathroom, and a storage cupboard.



## GROUND FLOOR



## 1ST FLOOR

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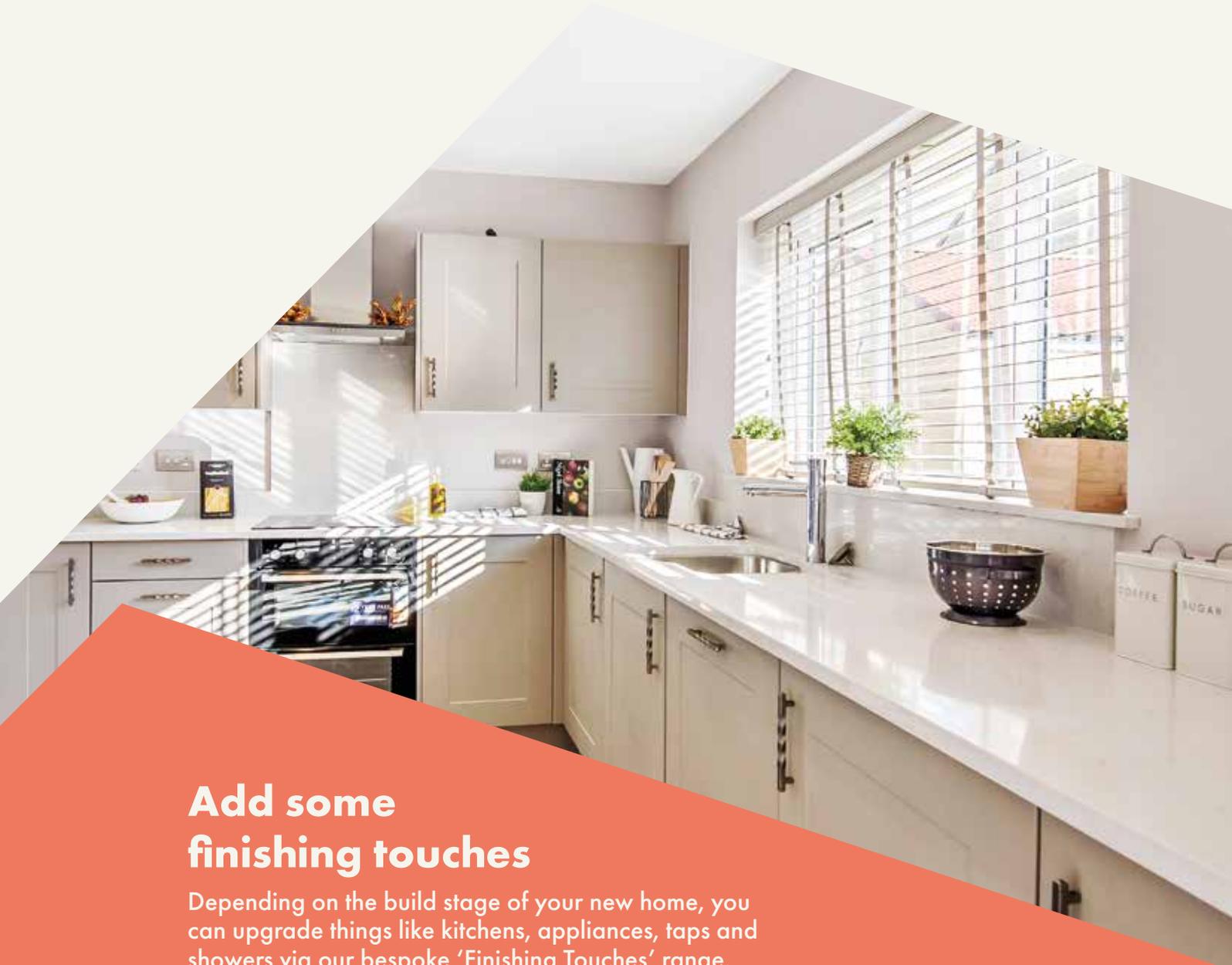




Carn y Cefn

# Specifications

Our homes include these items as standard to ensure you have everything you need to be comfortable from the day you move in. Built for today's modern lifestyles with sustainability in mind.



## Add some finishing touches

Depending on the build stage of your new home, you can upgrade things like kitchens, appliances, taps and showers via our bespoke 'Finishing Touches' range.



## External

### Walls

Traditional cavity walls.  
 Inner: timber frame or block.  
 Outer: Style suited to planned architecture.

### Roof

Tile or slate-effect with PVCu rainwater goods.

### Windows

Double glazed E-glass windows in PVCu frames.

### Doors

GRP-skinned external doors with PVCu frames.  
 French doors to garden or balcony  
 (where applicable).



## Internal

### Ceilings

Painted white.

### Lighting

Pendant or batten fittings with low-energy bulbs.

### Stairs

Staircase painted white.

### Walls

Painted in white emulsion.

### Doors

White pre-finished doors with white hinges.

### Heating

Gas fired combi boiler with radiators in all main rooms, with thermostatically-controlled valves to bedrooms.

### Insulation

Insulated loft and hatch to meet current building regulations.

### Electrics

Individual circuit breakers to consumer unit and double electric sockets to all main rooms.

### General

Media plate incorporating TV and telecommunication outlets to living room.



## Kitchen

### General

Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage).

### Plumbing

Plumbing for washing machine.

### Appliances

Single electric stainless steel oven and gas hob in stainless steel with integrated stainless steel cooker hood.



## Bathroom

### Suites

White bathroom suites with chrome-finished fittings.

### Extractor fan

Extractor fan to bathroom and en suite (where applicable).

### Shower

Mira showers with chrome fittings to en suite. Where there is no en suite, Mira thermostatic shower with wall mounted shower head.

### Splashbacks

Splashback to sanitaryware walls in bathroom and en suite. Splashback to bath and full height tiled shower where separate enclosure only.

### General

En suite to bedroom(s) where applicable.



## Security

### Locks

Three-point locking to front and rear doors, locks to all windows (except escape windows).

### Fire

Smoke detectors wired to the mains with battery back-up.



## Garage & Gardens

### Garage

Garage, car ports or parking space.

### Garden

Front lawn turfed or landscaped (where applicable).

### Fencing

1.8 metre fence to rear garden, plus gate.





Energy efficiency built in

# Sustainability

**Our homes are typically 30% more efficient than traditional UK housing, helping you to save money and reduce your impact on the environment.**

We're proud that we already build our homes to high levels of energy efficiency, but there's still a way to go. Our in-house sustainability team is dedicated to our mission to have net zero carbon homes in use by 2030, and for our own operations to be net zero carbon by 2040.

To achieve this, we're working to science-based carbon reduction targets in line with the Paris Agreement's 1.5°C warming pledge, investing in low-carbon solutions and technology that will further reduce the carbon footprints of our homes and our impact on the planet.

## Energy efficiency built in:

- ✓ **PEA rating – B**  
Our typical B rating makes our homes much more efficient than traditional D-rated homes.
- ✓ **Up to 500mm roof space insulation**  
Warmer in winter, cooler in summer, reducing energy bills.
- ✓ **Argon gas filled double glazing**  
Greater insulation and reduced heat loss.
- ✓ **Energy efficient lighting**  
We use energy-saving LED lightbulbs in all our homes.
- ✓ **A-rated appliances**  
Many of our kitchen appliances have a highly efficient A rating.
- ✓ **PV Panels**  
Help boost your existing energy-efficient boiler using sustainable green energy.
- ✓ **A-rated boilers**  
Our condenser boilers far outperform non-condensing ones.
- ✓ **Local links**  
We're located close to amenities and public transport to help reduce your travel footprint.
- ✓ **Hyperfast broadband**  
FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- ✓ **Lower-carbon bricks**  
Our concrete bricks typically use 28% less carbon in manufacture than clay, giving total lifetime carbon savings of 2.4 tonnes of CO<sub>2</sub> per house built.

## Eco goodies

When you move in to your new Persimmon home you'll find some of our favourite eco brands in your Homemove box. These products are plastic free, refillable and ethically sourced.





Your home, your way

# Finishing Touches to make it yours

Our goal is to make your house feel like your home before you've even collected the keys.

Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous Finishing Touches collection.

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style

and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. It can all be arranged from the comfort and convenience of one of our marketing suites, in a personal design appointment.

## You can choose:



Kitchens



Appliances



Bathrooms



Flooring



Wardrobes



Fixtures & fittings

"One of the most exciting things about buying a brand new home is putting your own stamp on a blank canvas."



## Share & win!

Share your love for your new Persimmon home and you could be in with a chance of winning a voucher. For more details, see our Instagram page, @persimmon\_homes.

**#lovemypersimmonhome**

## The earlier you reserve, the greater the choice

We'll always try and accommodate the Finishing Touches you want, but they are build-stage dependent, so the earlier you reserve the better.

[persimmonhomes.com/finishing-touches](https://persimmonhomes.com/finishing-touches)

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the sales advisor on site.



6 reasons why it pays to buy new

## Did you know?

Most of the benefits of buying new are obvious, but some are not. Here's a quick summary of the key reasons why it's such a smart move:

1.

### No chain

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

2.

### Energy efficient

Our homes include cost-effective combi boilers, first-rate loft insulation and draught-free double glazed windows to meet stringent energy-efficient standards, keeping your energy bills as low as possible.

3.

### Brand new

Absolutely everything in your new home is brand new. You get all the latest designs and tech, complete with manufacturers' warranties. Win-win.

4.

### More ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.

5.

### 10 year warranty

All our new homes come with a ten-year, insurance-backed warranty, as well as our own two-year Persimmon warranty. In the unlikely event you ever need to claim, our Customer Care Team are there to help you.

6.

### Safe & secure

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

[persimmonhomes.com](https://www.persimmonhomes.com)



**FibreNest™**



Your home, better connected  
for a brighter future

**Hyperfast 900Mb broadband is  
available on this development.**

FibreNest provides you with high-speed, totally unlimited  
full-fibre broadband to your home, at great prices.



**Choose the best package for you**

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



**Scan me!  
For packages & pricing.**



0333 234 2220



support@fibrenest.com

Information correct at June 2025. Please see [www.fibrenest.com](http://www.fibrenest.com) for the latest information and prices.

**Get connected today!**

To sign up you will need your Unique Customer Reference.  
Please ask your sales advisor for this:

C:

D:

P:







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