



Twynyrodyn • Merthyr Tyfil



# 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"



#### 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.



Find out more

About Persimmon Homes	4
Your journey with us and schemes to help	6
Living at Porth y Dyffryn	9
Development layout	10
Our homes	12
Specifications	2
Sustainability	30
Personalise with Finishing Touches	32
Reasons to buy from us	34



# 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 30** 



# Persimmon 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 communties over the last 5 years



#### 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

Clinics from our on-site sales offices each Monday from both during and after you've moved in to your new home.

## "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.

#### Giving back

We do everything we can to give back to our communities and proudly contribute towards community hubs, children's play areas, schools and sports facilities.

Our 'Community Champions' and 'Building Futures' programmes help to raise funds for projects and charities across Great Britain. If you'd like to get involved visit persimmonhomes.com/community-champions to see if you could apply to support your local community.



10-year warranty

When you buy a Persimmon home it comes complete with

## 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.

We run Customer Construction 5-6pm. Pop in to see the team

#### **Finishing Touches**

We know you'll want to make your home your own, so we created 'Finishing service. Read more on page 32





## 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.

#### 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.

#### 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.

#### 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



a new-build home is the amazing offers and schemes you could benefit from. T&Cs apply.













**Bank of Mum** and Dad



**Deposit Boost** 



**Armed Forces/Key Workers Discount** 



Own New





## Twynyrodyn • Merthyr Tydfil

# Porth y Dyffryn

Porth y Dyffryn offers a range of beautiful new build homes, from one-bedroom homes through to five-bedroom homes – meaning there's something for everyone.

Living in the bustling and well-equipped town of Merthyr Tydfil, you'll have a fantastic range of amenities including shops, schools and a train station within walking distance. You'll also be on the edge of the Bannau Brycheiniog (formerly Brecon Beacons) National Park, yet still within easy reach of the major centres of Cardiff, Swansea and Abergavenny by road or rail.

#### Easily reach to local amenities

Porth Y Dyffryn is well-placed for all of Merthyr Tydfil's amenities. There are the popular brands at Cyfarthfa Shopping Park, supermarkets including Tesco Extra and Aldi, and a range of shops and restaurants in the town centre.

Other handy facilities include a local hospital, train station and leisure centre, plus a good range of schools. Gwaunfarren Primary School is 1.4 miles from the development, and Cyfarthfa High School is under a mile away. For further education, The College Merthyr Tydfil is close to the town centre.

Merthyr Tydfil has a rugby club, football club, and leisure centre for the energetic. For an extra buzz of adrenaline, try BikePark Wales – less than 4 miles away at Abercanaid – with all-weather mountain bike trails for all abilities. Closer to home there are some lovely town parks to enjoy, including Whitey Park and Thomastown Park, and for a spot of culture, you can visit Cyfarthfa Castle Museum and Art Gallery, in its parkland and lakeside setting.

A new home here is all about location. The fantastic mix of friendly town living in Merthyr Tydfil, proximity to stunning natural landscapes and convenient access to centres of industry means you'll be able to strike the perfect work-life balance in a beautiful space of your own.

## **EXPLORE**

Start exploring...

Merthyr Tydfil train station

0.8 miles

A470 **1.3 miles** 

Cyfarmfa Castle

Prince Charles Hospital

2.4 mile

2.6 miles



# **Our homes**

1 bedroom

The Ashridge

2 bedroom

The Alnmouth

3 bedroom

The Danbury

The Deepdale

(II' The Sherwood

The Barnwood

The Charnwood

3 bedroom

The Saunton

The Braunton

The Ashdown

4 bedroom

The Galloway DT

The Knebworth

The Barnwood DT

The Brampton

5 bedroom

The Knebworth DT

The Kielder

Affordable Housing

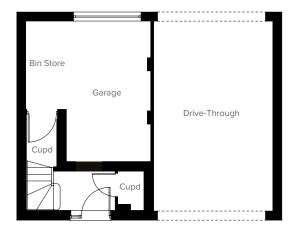


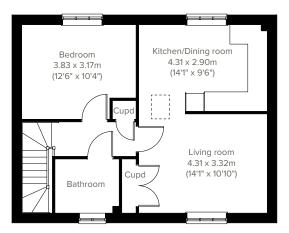
This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan 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.





The Ashridge is a thoughtfully-designed one-bedroom home with a bright living room, open plan kitchen/dining room, spacious bedroom, drive-through and plenty of storage space. Perfect for first-time buyers and young professionals.





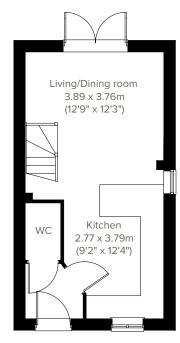
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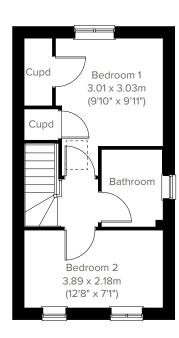
#### **1ST FLOOR**

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation check list.



Perfectly-proportioned, the Alnmouth has a stylish open plan kitchen/dining/living room with French doors leading into the garden. It also features flexible first floor rooms, a good-sized family bathroom and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.





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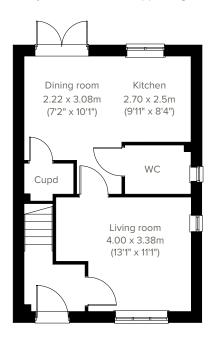
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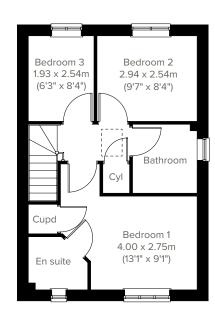
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Perfect for the way we live today, the three-bedroom Danbury has a modern open plan kitchen/dining room with French doors leading to the garden and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are three bedrooms - bedroom one has an en suite - and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.





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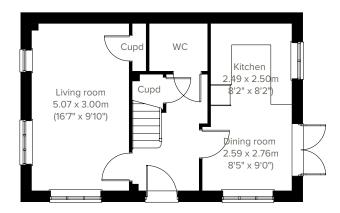
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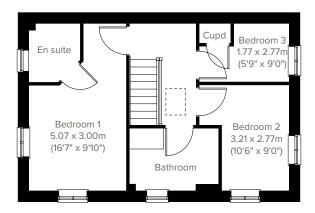




The Deepdale
3 bedroom home

A superb family home, the Deepdale features a stunning open plan kitchen/dining room with French doors leading into the garden and an equally impressive living room. A downstairs WC and storage cupboards ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom, and a handy storage cupboard.





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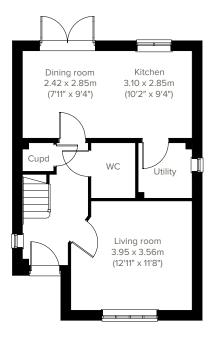
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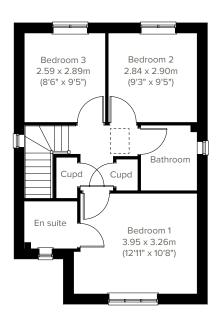
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The Sherwood is a modern three-storey home ideal for family life. This three-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage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





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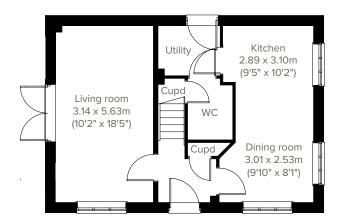
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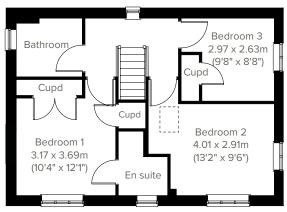
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A thoughtfully-designed three-bedroom family home with much to offer, the Barnwood has a bright and modern open plan kitchen/dining room leading to a handy utility room with outside access. The spacious living room has French doors leading into the garden. The inner hallway, downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one and a family bathroom..





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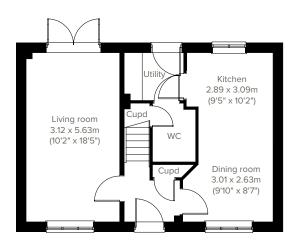
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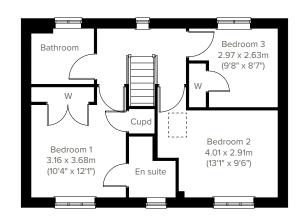
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Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan kitchen/dining room and utility room with outside access. The Charnwood features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good-sized bedrooms - bedroom one with an en suite - and a family bathroom.





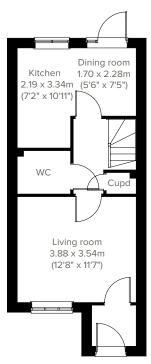
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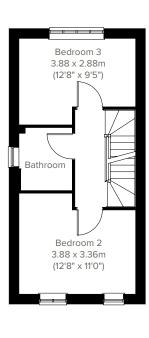
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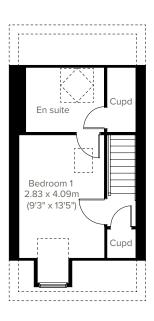
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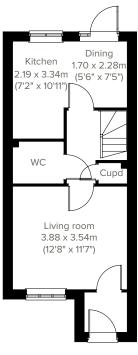
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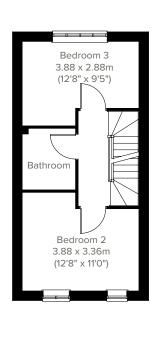
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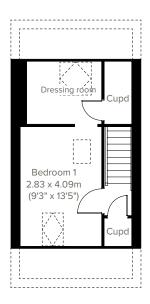
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A superb family home, the Braunton features a bright open plan kitchen/dining room with access to the garden, and a spacious front-aspect living room. The WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find two bedrooms and a family-sized bathroom and on the top floor bedroom one benefits from a dressing room and two handy storage cupboards.







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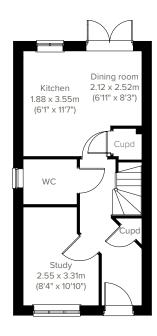
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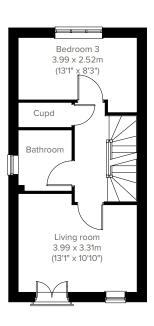
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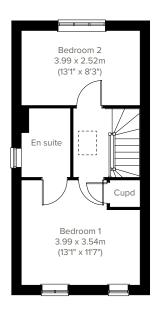
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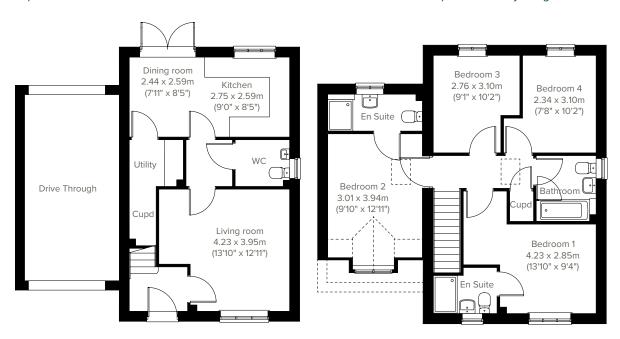
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The popular Galloway DT is a four-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, utility room, handy storage cupboards and en suites to bedrooms one and two mean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



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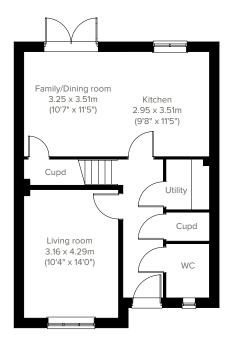
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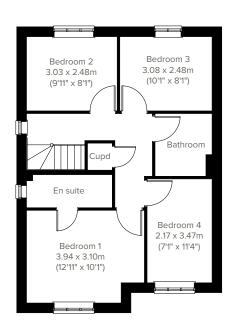
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Designed with modern family life in mind, the Knebworth is a four-bedroom home featuring an open plan kitchen/dining/family room with French doors leading into the garden, a handy utility room and a front-aspect living room, plus under-stairs storage and a WC. The first floor has four good-sized bedrooms - bedroom one with an en suite - and the main family bathroom.





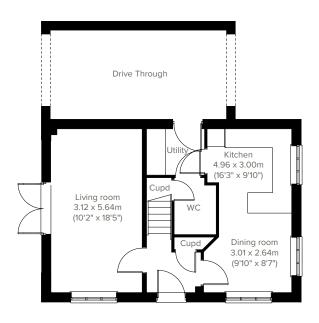
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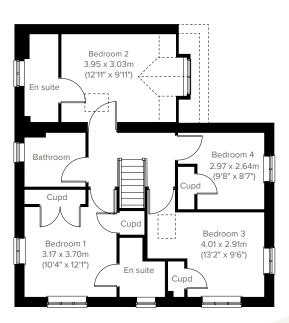
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A beautifully-proportioned four-bedroom detached home, the Barnwood DT has everything you need for modern living. Downstairs there's a dual aspect kitchen/dining room, a spacious living room with French doors leading into the rear garden, a utility room opening into the drive-through and a WC. The first floor is home to all bedrooms - bedrooms one and two including en suites - and the family bathroom.





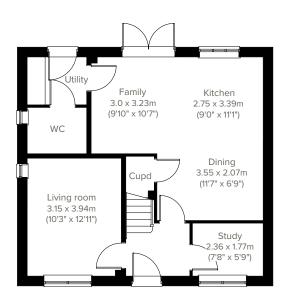
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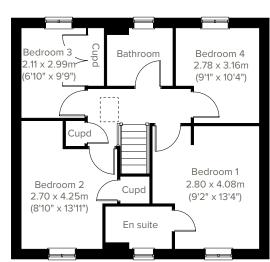
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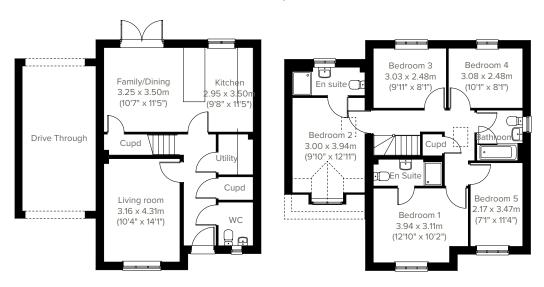
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Designed with modern family life in mind, the Knebworth DT is a five-bedroom home featuring an open plan kitchen/dining/family room with French doors leading into the garden, a handy utility room and a front-aspect living room, plus under-stairs storage and a WC. The first floor has five good-sized bedrooms - bedroom one with an en suite - and the main family bathroom.



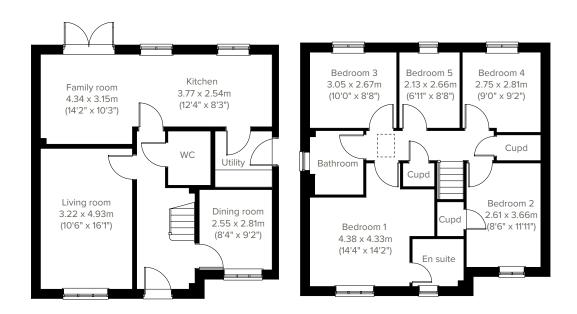
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Flexibility and room to grow are probably on your wish list if you're looking for a family home. The Kielder could well be the answer. This new home offers multi-tasking living space that can easily adapt to your lifestyle. It offers five bedrooms and two bathrooms to meet a growing family's needs. This is a home that can be just what you want it to be.



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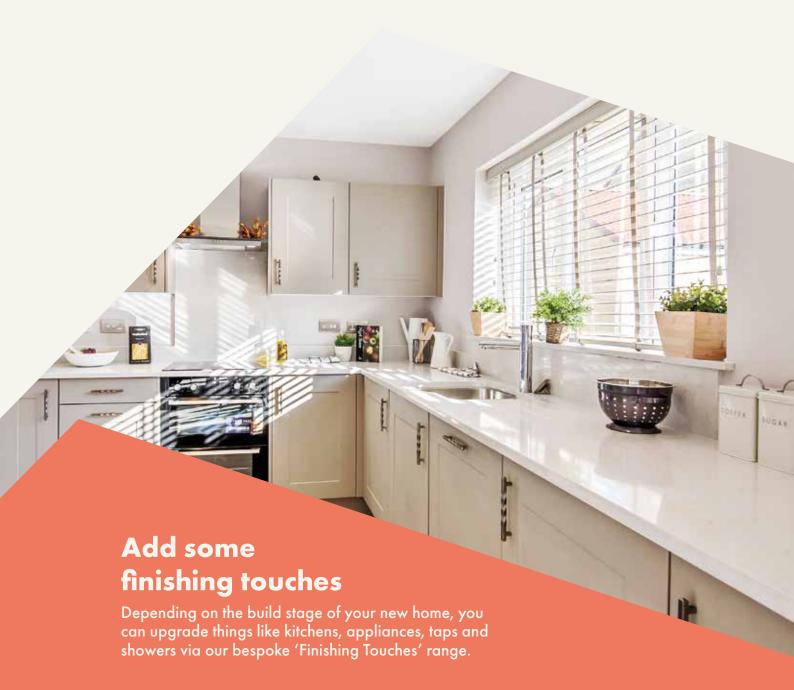
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# **Specifications**

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.





#### 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.
- We use energy-saving LED lightbulbs in all our homes.
- A-rated appliances

  Many of our kitchen appliances have a highly efficient A rating.
- (V) PV Panels

Lower-carbon bricks
Our congrate bricks typically use 28% loss

Our condenser boilers far outperform

We're located close to amenities and public

transport to help reduce your travel footprint.

A-rated boilers

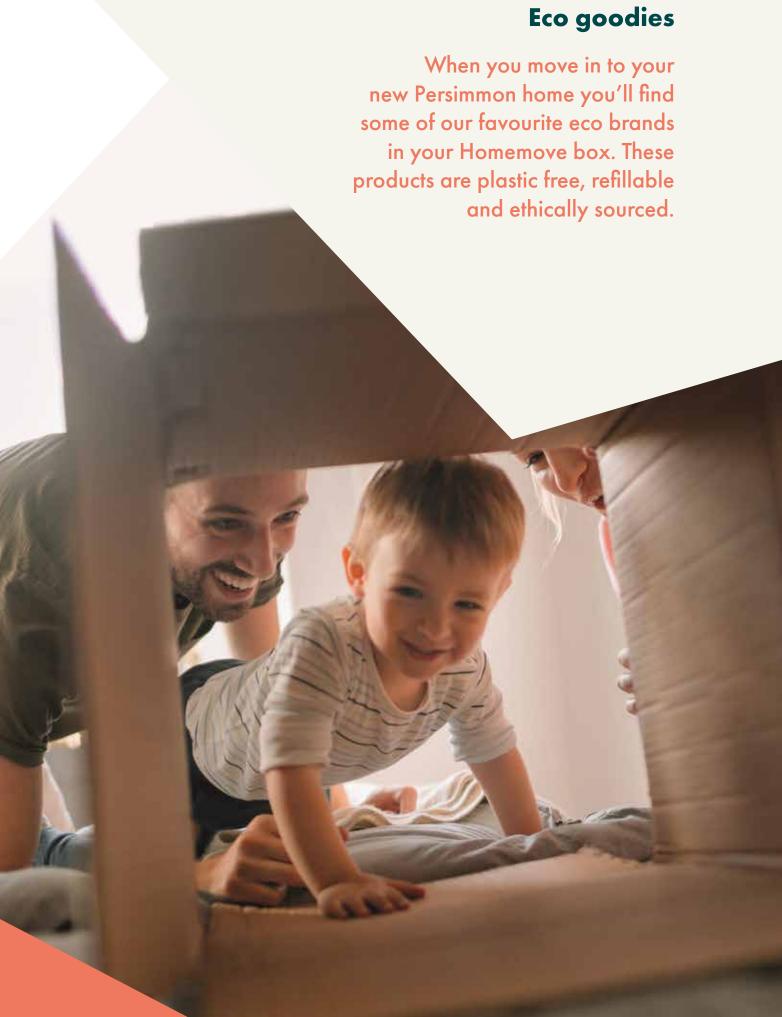
(V) Local links

non-condensing ones.

- 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.
- Ultra-fast broadband FibreNest fibre-to-the-home connectivity helps you live and work at home more flexibly.
- Help boost your existing energy-efficient boiler 30 using sustainable green energy.

  Porth y Dyffryn







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."





## 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.

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. 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.

**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.

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.

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.





# Your modern home

Space 4 is one of the UK's leading producers of precision-engineered construction systems, aiming to include their PEFC-certified sustainable timber frames in 50% of homes by 2025.

Many Persimmon homes already benefit from Space4's modern method of construction, with its technology offering improved insulation and air-tightness. For you, this means o reduction of 50% in heating costs compared to the overage home in the UK\*, plus you'll own a cosier, more comfortable home.

On the outside, your Space4 home will feature the familiar design of a Persimmon home which uses traditional materials such as brick, stone or render. Underneath, the hi-tech limber frame backbone creoles new levels of efficiency and building rigidity. Your property will be durable and finished to an excellent standard.

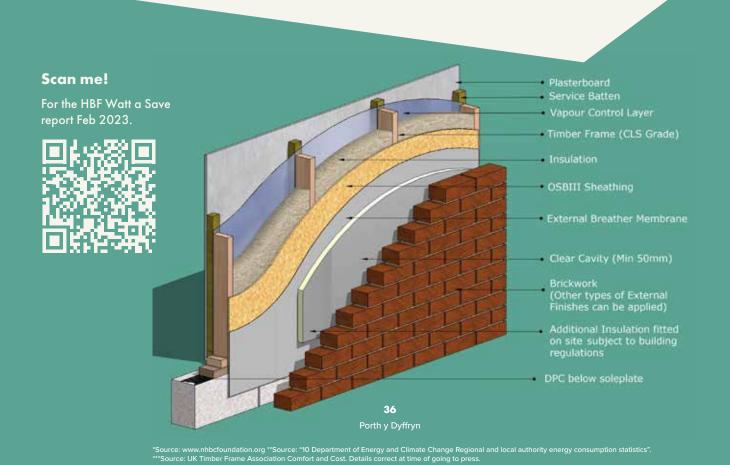
High-performance insulation, together with Space4 construction, an efficient boiler, and attention to air-tightness and ventilation during the construction process, means that our homes can use 59% less gas than the average home in the UK\*.

The use of Space4 technology creates a better place to live and work. Lower consumption of heating fuels and transport helps reduce CO2 emissions, while sustainable, recyclable materials create less impact on the wider environment. The overall carbon dioxide emissions for timber construction (the embodied carbon dioxide) are up to six times lower than for masonry.\*

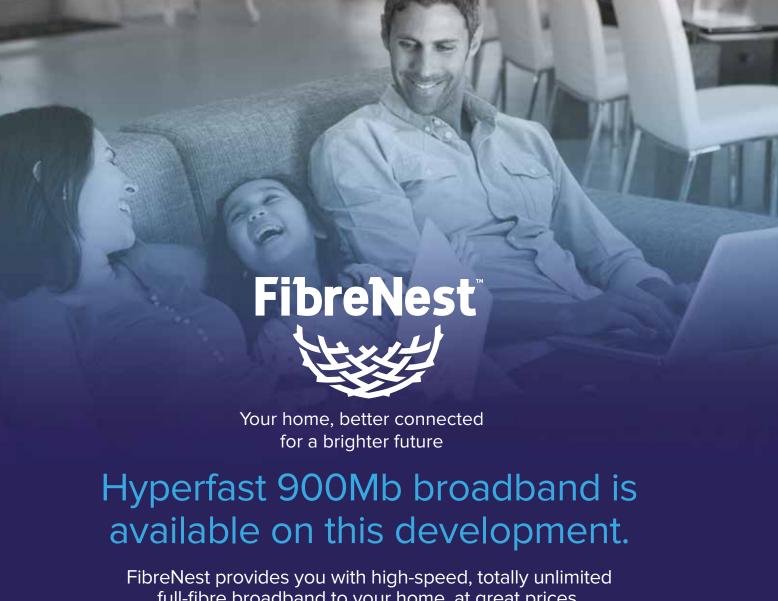
Concerning the Government's code for sustainable homes, most building elements with limber specifications largely fall info the 'A+' or 'A' rated categories compared to masonry\*\*.

#### 50% lower energy bills

According to recent research by the HBF, those who live in new build homes constructed to today's standards could save more than £3,100 a year on their energy bills compared to neighbours in older homes.\* This means families could save approximately £77,500 over the lifetime of a 25-year mortgage.







full-fibre broadband to your home, at great prices.

# Choose the best package for you

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# Notes

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