



MAES CADNO

**A CONTEMPORARY DEVELOPMENT
IN A RURAL SETTING**

a development by **ATR**
HOUSING





4 BEDROOM DETACHED LUXURY HOMES

THE AREA

Maes Cadno is situated in the historic & coastal town of Llantwit Major, located near the western edge of the Vale. The local history includes Iron Age hill forts, fine Tudor buildings, a Roman villa and a medieval grange. The imposing 11th century St Illtud Church has been described as the Westminster Abbey of Wales.

The town has excellent Welsh and English medium primary schools as well as a secondary school, there are also several independent schools a short drive away.

Within the town there are a good range of shops – including two supermarkets, local public houses, friendly cafes and well-established restaurants. More facilities include; a health centre, leisure centre, rugby club, football club aswell as many other local sports facilities.

Llantwit Major is located on the spectacular Glamorgan Heritage Coast, the local area provides opportunities aplenty for a wide range of activities such as cycling, golf, horse riding, water sports and walking.

Llantwit Major has excellent transport links from Bridgend to Barry and is also within convenient driving distance of the M4 and the City of Cardiff. Cardiff (Wales) Airport at Rhoose is approximately five miles away. There is a “park and ride” railway station at Llantwit Major, which provides a regular service to Cardiff city centre and to Bridgend.



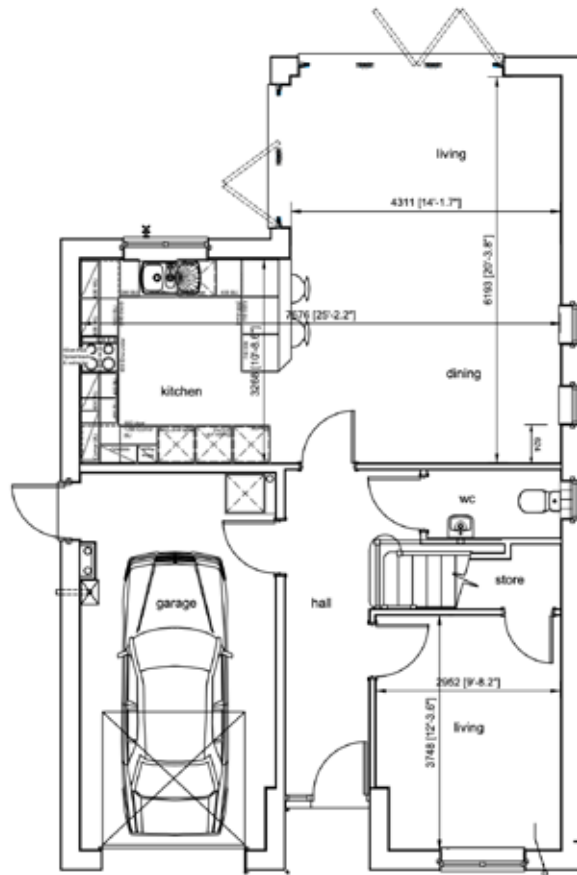
THE PROPERTIES

Maes Cadno is unique development of four homes in the popular coastal town of Llantwit Major. Each home has been carefully built and individually designed to complement the area setting and maximise the benefit of its location.

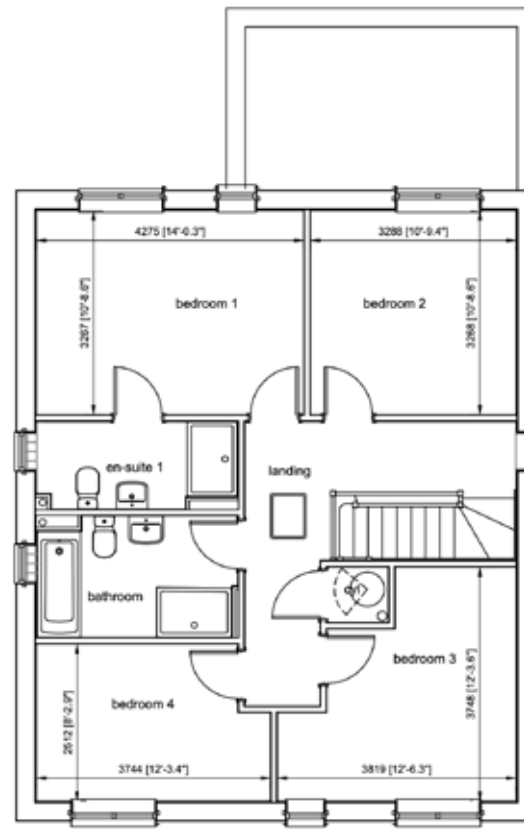
The homes have contemporary layouts including open plan kitchen/living/dining areas with bi-folding doors leading out onto private gardens. All the homes have an extra reception room, master bedroom en suites, three further bedrooms and family bathrooms, private driveways, and garages.



THE PLOTS



Ground floor (88m² / 945 sq.ft.)



First floor (78m² / 840 sq.ft.)

Ground Floor	Metres	Feet & inches
Living	3.74 x 2.95	12'3" x 9'8"
Kitchen/ Dining/ Family	7.67 x 6.19	26'2" x 20'3"
First Floor	Metres	Feet & inches
Bedroom 1	4.27 x 3.26	14'0" x 10'8"
Bedroom 2	3.28 x 3.26	10'9" x 10'8"
Bedroom 3	3.81 x 3.74	12'6" x 12'3"
Bedroom 4	3.74 x 2.51	12'3" x 8'2"

Measurements are in metres and feet & inches. All measurements and features may vary slightly from those shown.



Plots 1-4 of the Maes Cadno development are all four bedroom family homes with a modern façade. The modern external appearance is matched by a spacious and open-plan internal layout. All four properties have an internal garage and private driveway.



SPECIFICATIONS

KITCHEN

- Choice of Sigma3 HLine integrated Kitchens (Including lighting)
- Choice of 20mm High Pressure Laminate Worktop
- Caple Silgranite 1.5 bowl sink (Choice of colour)
- Neff Black and S/Steel Single Oven and Combi Micro Oven
- Neff Black and Glass Induction Hob and Neff Canopy Hood
- Other Neff appliances including Fridge/Freezer and Dishwasher

BATHROOMS/WC'S

- Contemporary bathroom fittings, carefully chosen by our interior design team and supplied by Tavistock
- Choice of Porcelanosa Tiling (grout colour as specified by Porcelanosa)
- Chrome towel radiators
- Cill height tiling to all walls in bathroom, en-suite and WC

CENTRAL HEATING

- Ground floor zoned underfloor heating
- Worcester boiler central heating with thermostatically controlled radiators valves (Thermostatic radiators in selected rooms)

ELECTRICAL FEATURES

- Electrical points and switches in white
- Coax TV socket supplied to lounge
- Pendant light fittings with spotlights in bathrooms
- Openreach Fibre to the premises
- USB charging points throughout
- Mains operated smoke detectors
- Power and light to garage



WINDOWS, DOORS & JOINERY

- PVCu lockable double-glazed windows
- Front & rear composite doors
- Bi-fold aluminium toughened glass doors
- Vertical steel ribbed garage door
- Linear oak internal doors with polished chrome handles & hinges

INTERNAL FINISHING TOUCHES

- Wooden stair handrail Pre-finished white
- White matt emulsion to internal walls

FIRE PROTECTION

- Internal sprinkler system fitted in accordance with current Welsh building regulations

EXTERNAL FEATURES

- Front garden Landscaped (as per landscaping drawing)
- Rear garden high close board and Hit & Miss fencing. Graded and turfed with Patio and Path (as per landscaping drawing)
- Outside tap to rear garden
- 1.8m high fencing

OPTIONAL UPGRADES

- A range of optional upgrades are available subject to build stage

WARRANTY

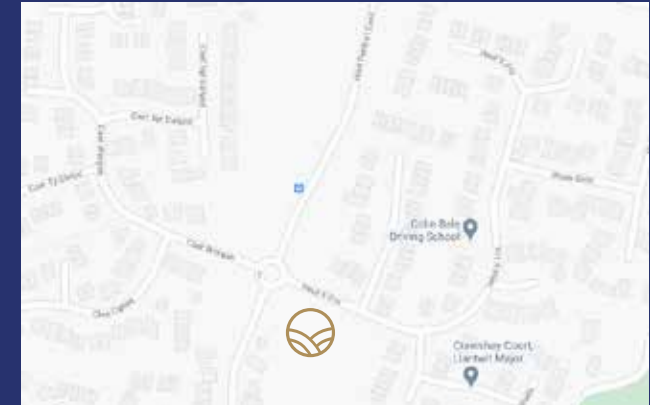
- Architect Warranty for a 6-year period following the date of build completion





FINDING US

From our Cowbridge office, leave the town in a westerly direction and proceed along the B4270. After approximately 2 miles, turn left at the T junction (at Nash), following signs for Llantwit Major. Continue on this road for approximately 3 further miles and you will come to a roundabout. Take the first exit, and at the next roundabout take the second exit (right) into Heol Pentre'r Cwrt then a left after a further 200 yards into Heol y Fro. The 'Maes Cadno' development will then be directly to your right.



FOR MORE INFORMATION

If you have any questions about Maes Cadno please contact our sales agent Watts & Morgan:

cowbridge@wattsandmorgan.wales
01446 773500



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ATR Housing reserves the right to make alterations to the specifications and elevational treatments without prior notice. These particulars are for guidance only and do not in any way form part of a warranty or guarantee. Please consult our sales negotiator for specific elevational treatments and details. Illustrations are of typical elevations. Please note that all dimensions indicated are approximate and plans are not shown to scale.





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