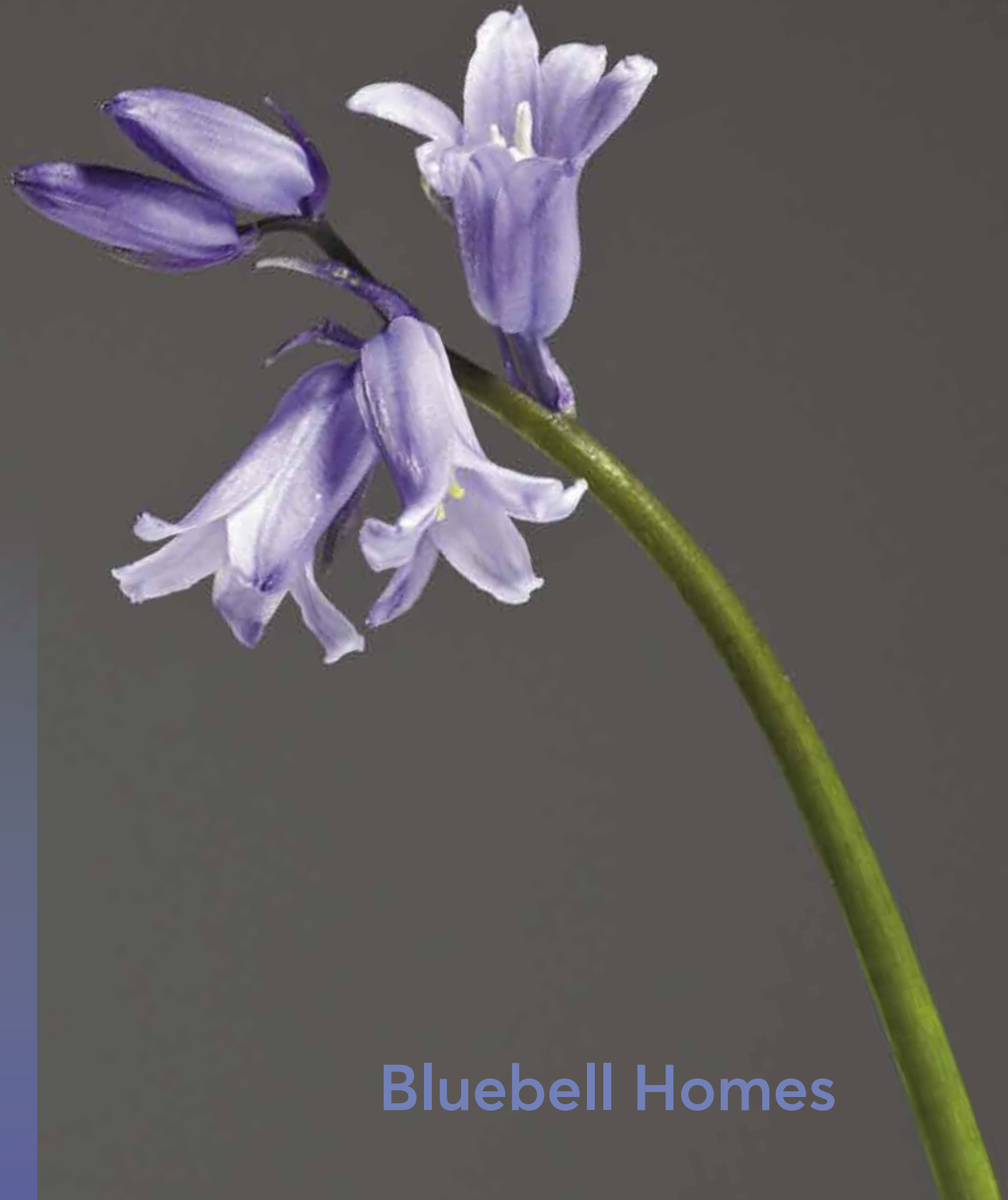




PARC CEIRW  
GARDEN VILLAGE

**Morrison**

A delightful new 'garden village'  
development of family homes  
Phase 2b



**Bluebell Homes**



## Our Vision

At Bluebell Homes we're passionate about the need to build sustainably. We aim to create communities of attractive, high quality homes; with plenty of open spaces for residents to enjoy, alongside shared facilities, in places where people want to live.

We share our customers' concerns about the environment. Blending sustainability with style, we're already working hard to reduce energy consumption and overall carbon foot print while still celebrating great architecture and location.

Part of the Edenstone Group, we built our first zero carbon home in 2016 and we have ambitious plans for the future. By 2025 every home we build will be solar powered, with battery storage, creating zero carbon new homes across every development.

Our developments are already well on their way to becoming sustainable places for future generations. Our designs encourage cycling and electric vehicles, with home and community charging points. Walking and fitness trails, plus opportunities to experience the natural world among wetland habitats and wildflower meadows meanwhile, are all aimed at improving health and well-being.



Energy efficient, low carbon, community focused





## Welcome to Parc Ceirw

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Lying to the north of Swansea in the lower Swansea Valley, Parc Ceirw is an exciting new garden village of family homes and exclusive community features located in Morriston, just 5 miles north of the city centre.

With excellent transport links to the M4, and Junctions 45 and 46 just a mile away, Morriston is a popular choice for people who want to settle within easy reach of Swansea, while enjoying a range of local amenities right on their doorstep.

Parc Ceirw offers modern, comfortable living, combining contemporary styling with spacious and well-designed homes for the way we live today.





## Morrison

Parc Ceirw Garden Village historically lies within the boundaries of Maes-Y-Gwernen Hall, built in the late 19th century by William Williams, who was a mayor of Swansea, Liberal MP and owner of Worcester Tinsplate Works, which employed some 3,000 people locally. Recently demolished, the original hall was located nearby within the grounds of Morrison Hospital, Swansea's largest hospital.

Today the centre of Morrison is home to a range of local amenities including a selection of small shops, eateries and banks, as well as a number of national retailers. The thriving nearby Swansea Enterprise Park and Swansea's SA1 marine quarter provide wider retail and employment opportunities.

There are a number of local primary and secondary schools, both within easy walking distance.



For those seeking a more active lifestyle, Morrison's leisure amenities include local football and rugby clubs, Morrison leisure centre, as well as the neighbouring Morrison golf club.



Top left: William Williams and family in front of Maes-Y-Gwernen Hall. Top right: The Gardens at Maes-Y-Gwernen Hall.  
Bottom left: Morrison Park. Middle: The Tabernacle Chapel on Woodfield Street, Morrison. Right Milton Park, Morris Castle (or Castle Graig) overlooking the Liberty Stadium.

- 4 bedroom
  - The Shipston
  - The Stanton
  - The Andover
  - The Tadlow
- 3 bedroom
  - The Ashford
  - The Tetford
  - The Alveston
- 2 bedroom
  - The Ashmore
- Shared Ownership
  - The Ogmore
  - The Wye
  - Existing



 Benched seating  
 NPA Natural Play Area

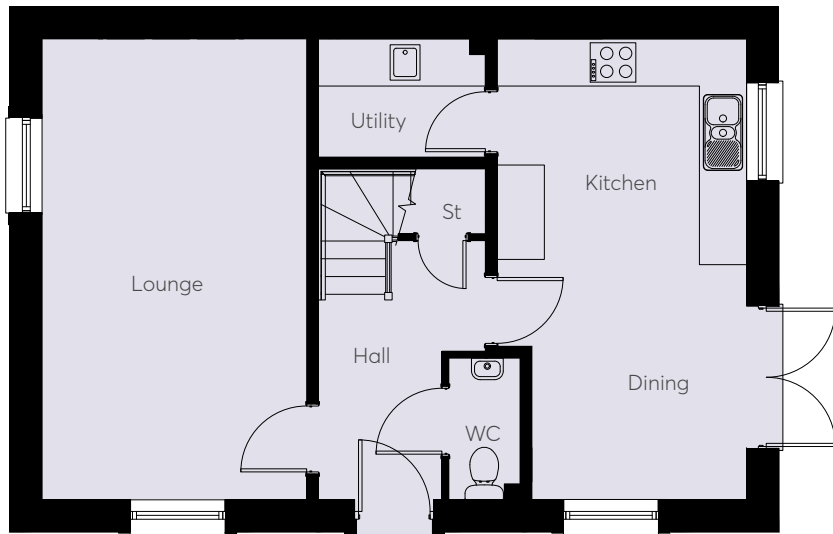


# SITE PLAN

Customers should note that this illustration is representative only and should be treated as general guidance, it should not be relied on to show ownership of boundaries, easements or wayleaves. It cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescription Act 1991. Nor does it constitute a contract or a warranty. Detailed plans and specifications are available upon request. Please check with sales representative on site for the extent of pathways and patio areas. Housetype CGI images are designed to give an impression of the development and our housetypes - they may not reflect a specific plot and do not form part of any contract. Final finishes, landscaping and detail will vary. All dimensions have been calculated to their maximum. This information has been provided in good faith, however all layouts and measurements are approximate only. Some house types include areas of reduced headroom. Bathroom and kitchen layouts are indicative only and designs may change due to our process of continuous product development. Images used in marketing materials may be computer generated or photography of previous developments. Maps are not to scale. Travel times and distances are approximate only.

# THE STANTON

A four bedroom detached home



## Ground Floor

Kitchen	3.17m x 2.87m	10'5" x 9'5"
Dining	2.99m x 2.73m	9'10" x 9'0"
Lounge	5.88m x 3.39m	19'4" x 11'2"

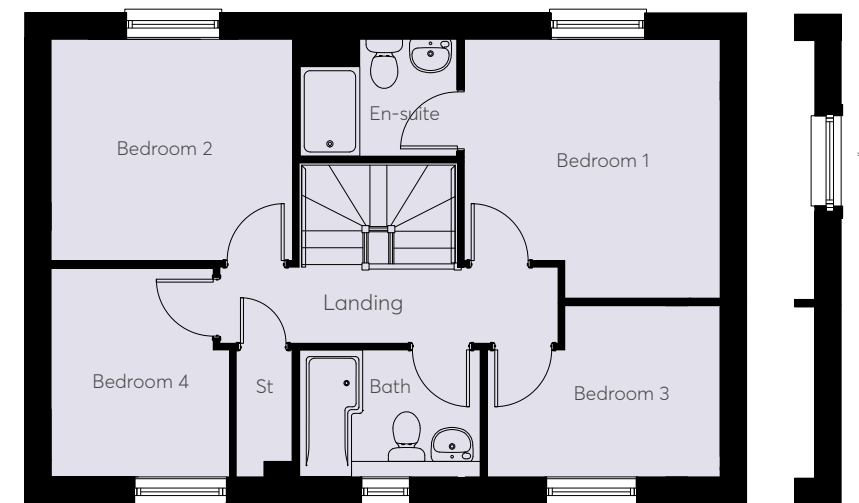
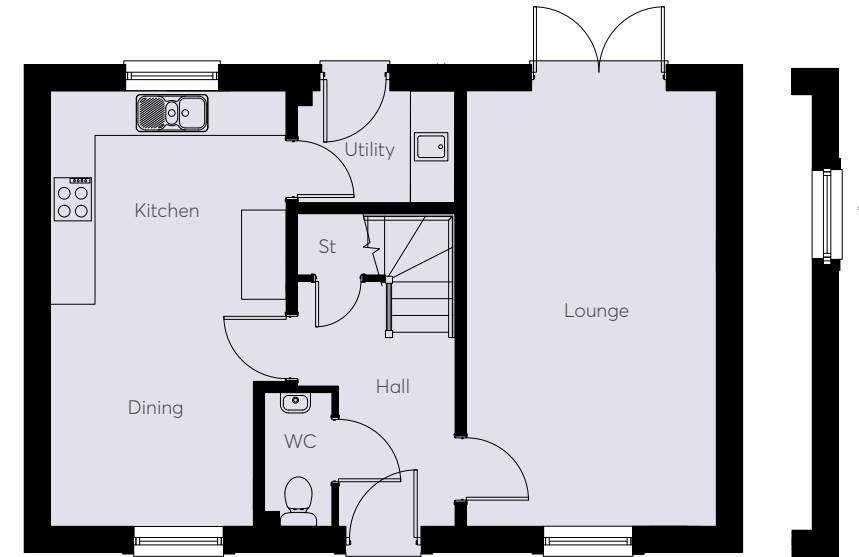
## First Floor

Bedroom 1	3.47m x 3.46m	11'5" x 11'4"
Bedroom 2	3.23m x 2.95m	10'7" x 9'8"
Bedroom 3	3.11m x 2.29m	10'3" x 7'6"
Bedroom 4	2.80m x 2.39m	9'2" x 7'10"





THE  
**SHIPSTON**  
A four bedroom detached home



Elevational treatments may vary by plot. Plots 172 & 175 have side windows as indicated by \*

**Ground Floor**

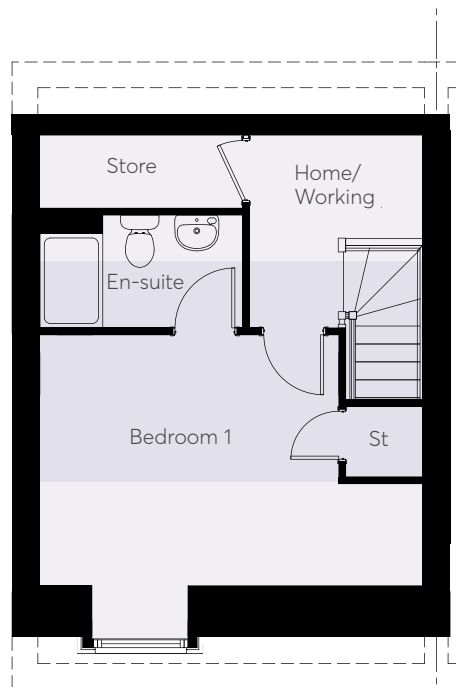
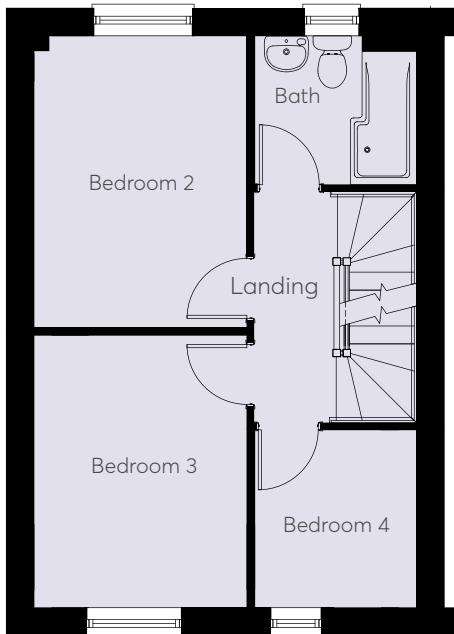
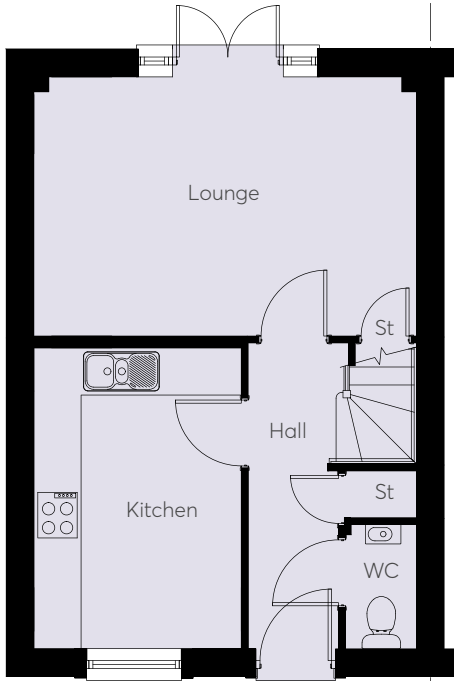
Kitchen	3.17m x 2.87m	10'5" x 9'5"
Dining	2.99m x 2.73m	9'10" x 9'0"
Lounge	5.88m x 3.37m	19'4" x 11'1"

**First Floor**

Bedroom 1	3.47m x 3.46m	11'5" x 11'4"
Bedroom 2	3.23m x 2.95m	10'7" x 9'8"
Bedroom 3	3.11m x 2.29m	10'3" x 7'6"
Bedroom 4	2.80m x 2.39m	9'2" x 7'10"

# THE TADLOW

A four bedroom semi-detached townhouse



CGI shows semi-detached Tadlow townhouses

## Ground Floor

Kitchen	3.83m x 2.64m	12'7" x 8'8"
Lounge	4.87m x 3.30m	16'0" x 10'10"

## First Floor

Bedroom 2	3.71m x 2.71m	12'2" x 8'11"
Bedroom 3	3.46m x 2.71m	11'4" x 8'11"
Bedroom 4	2.26m x 2.06m	7'5" x 6'9"

## Second Floor

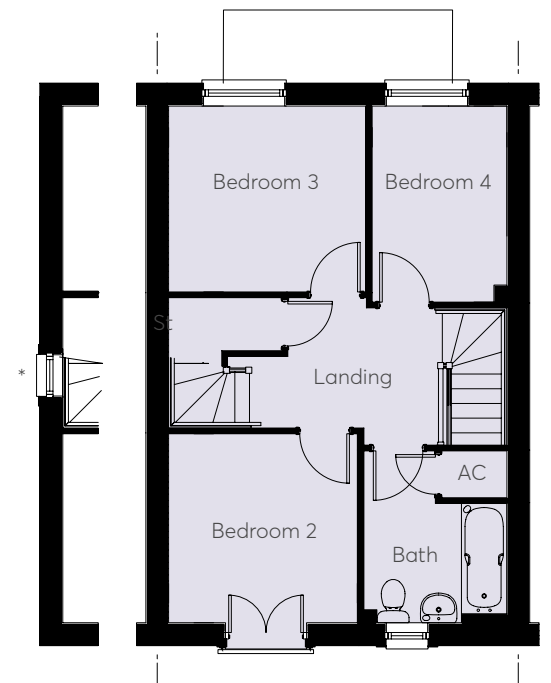
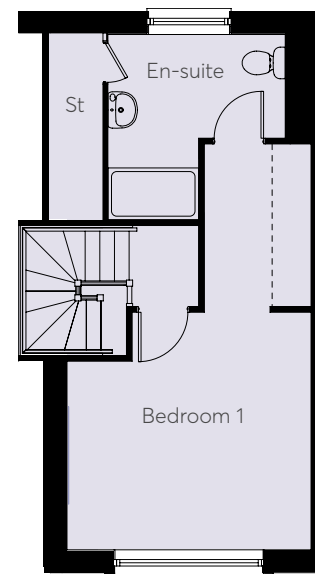
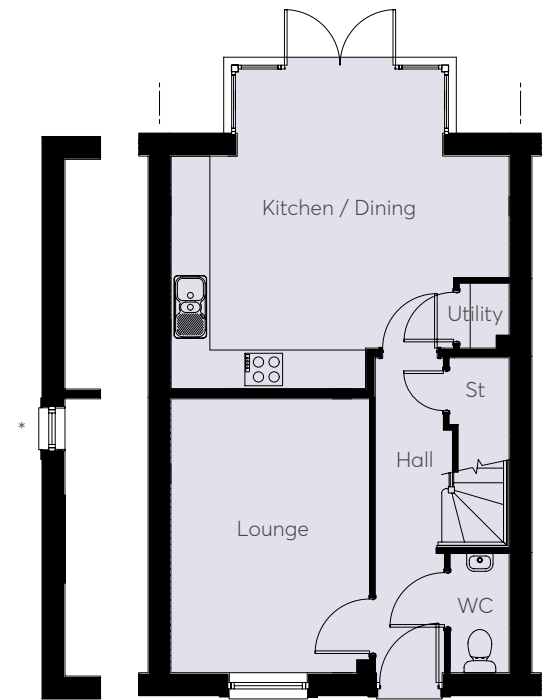
Bedroom 1	4.87m x 2.84m	16'0" x 9'4"
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 Reduced ceiling height



# THE ANDOVER

A four bedroom semi-detached townhouse



CGI shows semi-detached Andover and Alveston homes.  
Elevational treatments may vary by plot. Some plots will have windows as indicated by \*

## Ground Floor

Kitchen / Dining	5.20m x 4.92m	17'1" x 16'2"
Lounge	4.21m x 3.06m	13'10" x 10'0"

## First Floor

Bedroom 2	2.92m x 2.91m	9'7" x 9'6"
Bedroom 3	3.04m x 2.86m	10'0" x 9'5"
Bedroom 4	3.02m x 2.07m	9'11" x 6'10"

## Second Floor

Bedroom 1	3.76m x 3.66m	12'4" x 12'0"
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# THE ASHFORD

A three bedroom semi-detached and terraced home

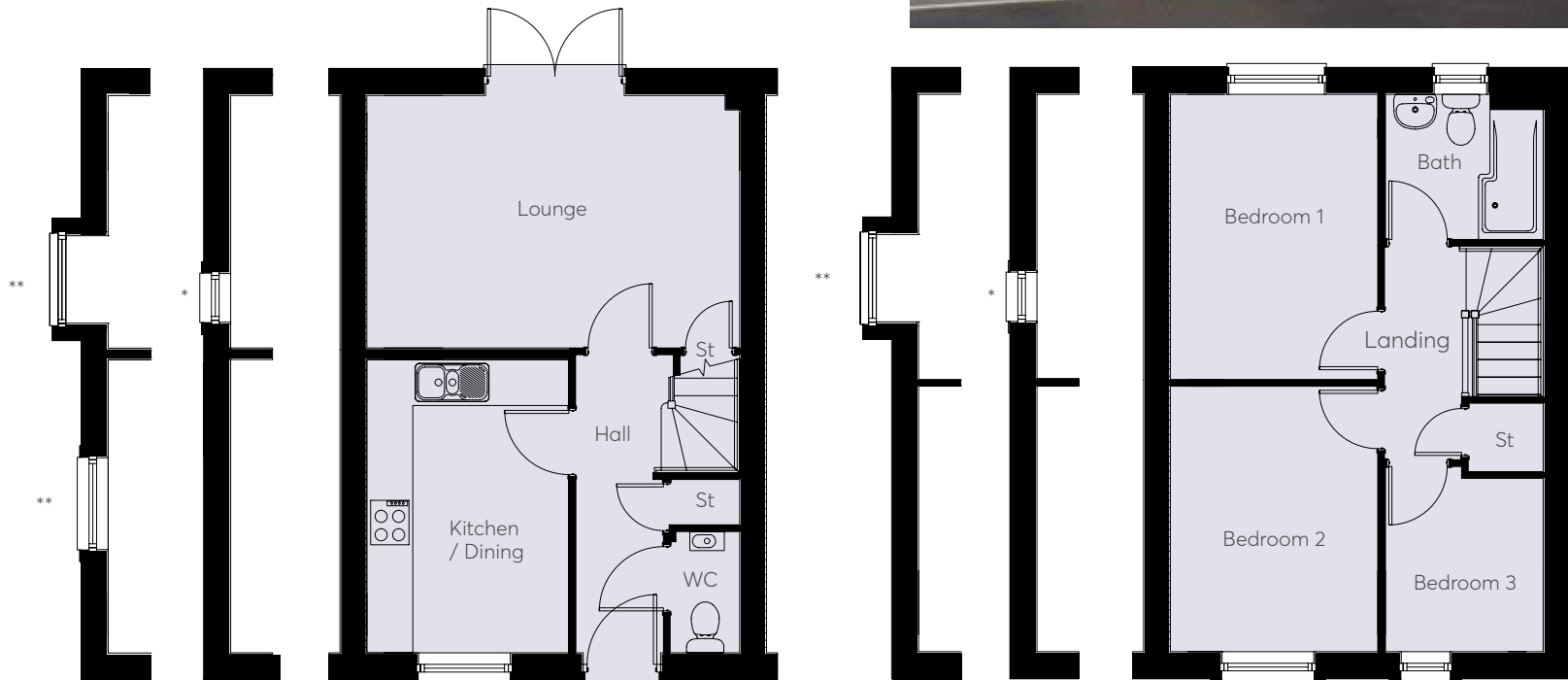
## Ground Floor

Kitchen / Dining	3.83m x 2.64m	12'7" x 8'8"
Lounge	4.87m x 3.30m	16'0" x 10'10"

## First Floor

Bedroom 1	3.72m x 2.71m	12'3" x 8'11"
Bedroom 2	3.46m x 2.71m	11'4" x 8'11"
Bedroom 3	2.26m x 2.06m	7'5" x 6'9"

Plots 162/192/200 include 2 storey side bay, side windows to kitchen and gable fronted



CGI shows two semi-detached Ashford homes. Elevational treatments may vary by plot. Some plots will have windows as indicated by \*



THE

# ALVESTON

A three bedroom semi-detached and terraced home

## Ground Floor

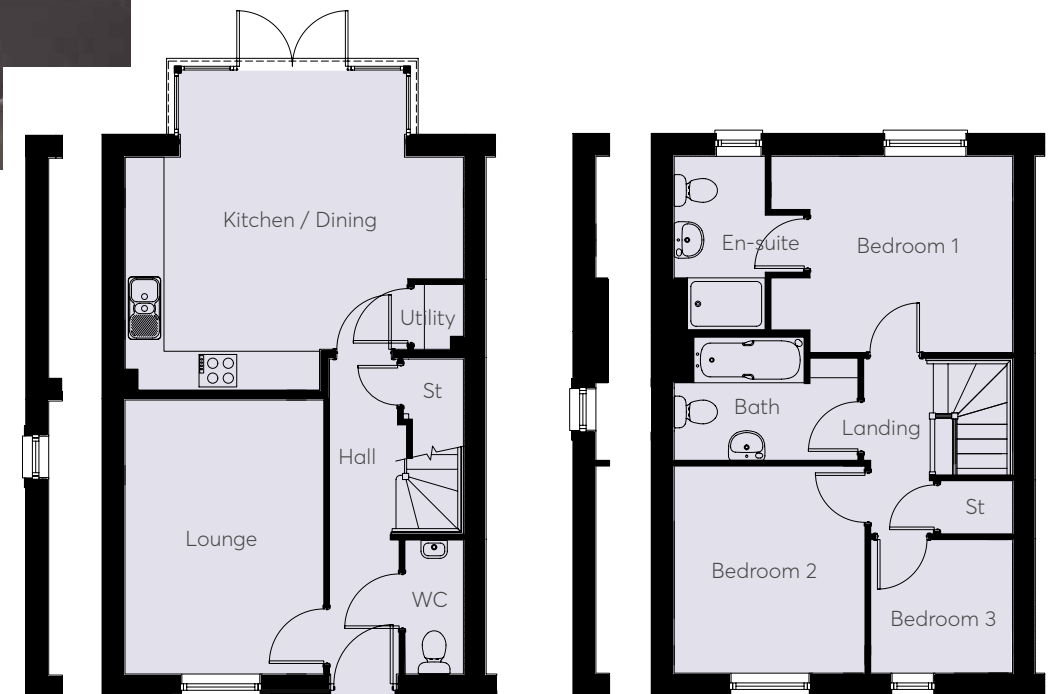
Kitchen / Dining	5.20m x 4.92m	17'1" x 16'2"
Lounge	4.21m x 3.06m	13'10" x 10'0"

## First Floor

Bedroom 1	3.72m x 3.02m	12'2" x 9'11"
Bedroom 2	3.19m x 2.92m	10'5" x 9'8"
Bedroom 3	2.18m x 2.05m	7'2" x 6'9"

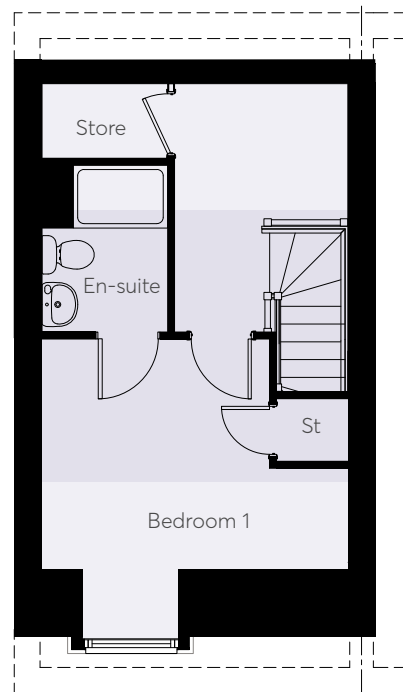
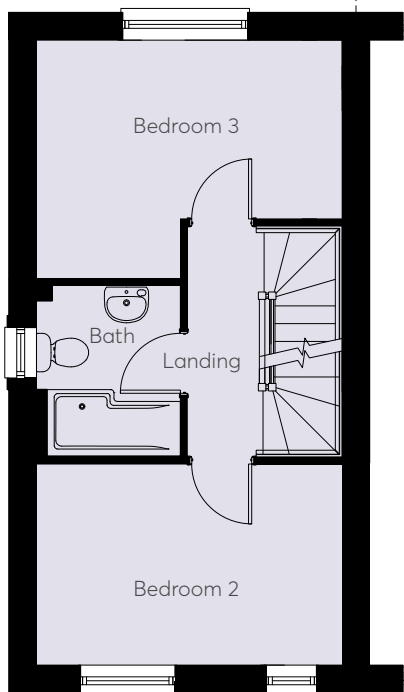
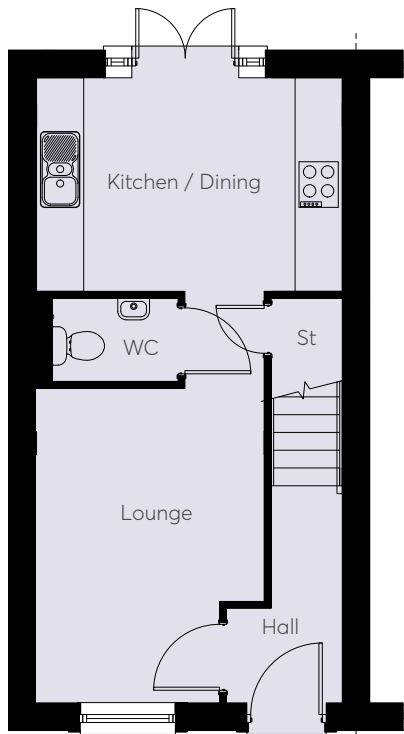


Above, CGI shows two semi-detached Alveston homes. Left, the Alveston adjoined to the Andover. Some plots will have windows as indicated by \*



# THE TETFORD

A three bedroom semi-detached townhouse



CGI shows two semi-detached Tetford townhouses. Elevational treatments may vary by plot.

## Ground Floor

Kitchen / Dining	3.89m x 2.72m	12'9" x 8'11"
Lounge	4.00m x 2.90m	13'1" x 9'6"

## First Floor

Bedroom 2	3.89m x 2.56m	12'9" x 8'5"
Bedroom 3	3.89m x 3.02m	12'9" x 9'11"

## Second Floor

Bedroom 1	3.89m x 2.93m	12'9" x 9'7"
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 Reduced ceiling height



THE

# ASHMORE

A two bedroom semi-detached and terraced home

## Ground Floor

Kitchen / Dining	3.89m x 3.18m	12'9" x 10'5"
Lounge	4.77m x 2.90m	15'8" x 9'6"

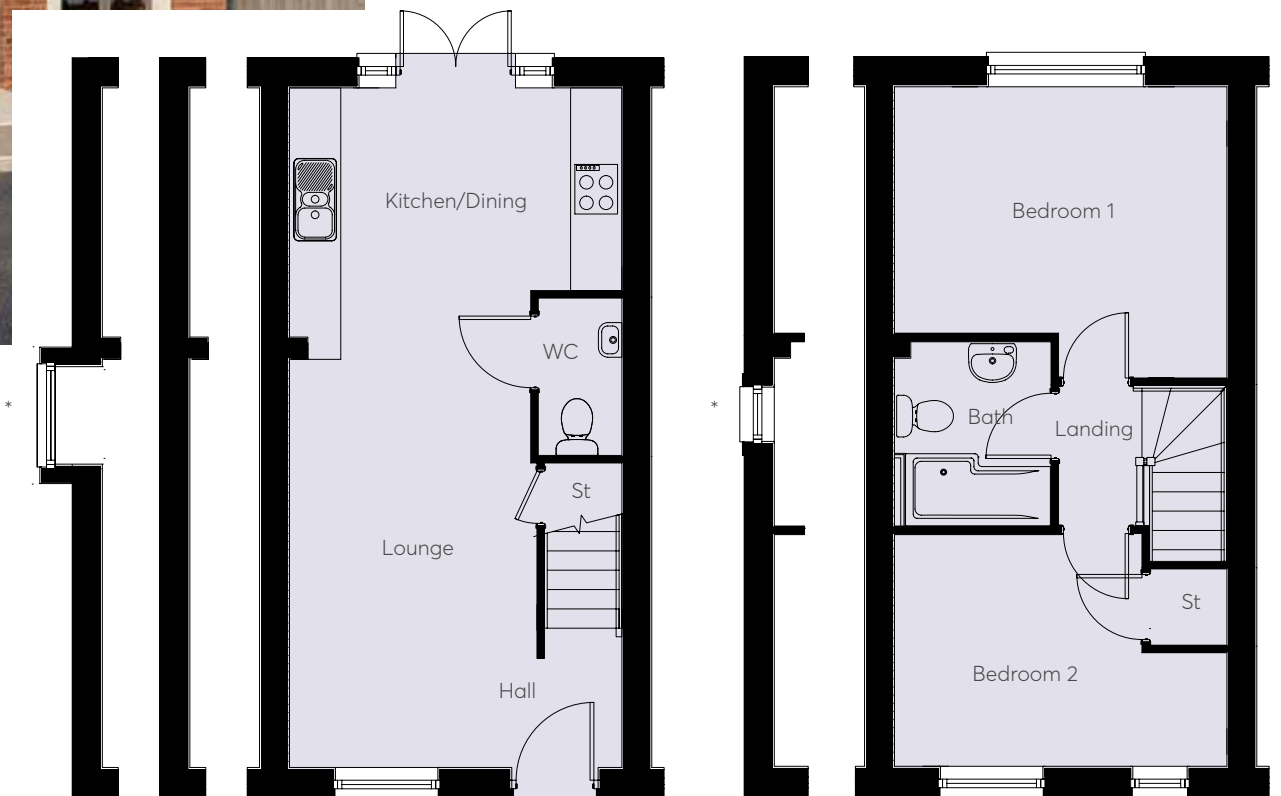
## First Floor

Bedroom 1	3.89m x 3.41m	12'9" x 11'2"
Bedroom 2	3.89m x 2.72m	12'9" x 8'11"

CGI shows two semi-detached Ashmore homes.

Elevational treatments may vary by plot. Some plots will have windows as indicated by \*

Plot 177 has a single storey side bay/ gable fronted \*



# Specification

Bluebell Homes offers a high quality specification at Parc Ceirw. Meticulous attention to every detail extends from the design and build, right through to the quality of the internal specification.

## Kitchen

- Range of traditional and contemporary style kitchens
- Choice of worktops and glass hob splashback\*
- Stainless steel ovens and 4 burner gas hob
- Stainless steel sinks & chrome taps
- Integrated fridge freezer
- In-cupboard recycle bins

## Bathroom / En-suites & Cloakroom

- Contemporary white sanitaryware from Roca
- Porcelanosa ceramic wall tiling
- Chrome lever action taps

## Heating & Electrics

- Gas central heating system with energy efficient, wall mounted combination boiler/boiler with cylinder & contemporary radiators
- TV points fitted to the lounge/family area and master bedroom
- Phone points to the hall and lounge
- USB points to kitchen and master bedroom
- Wiring for satellite TV from the roof space
- Smart home heating system

## General

- Landscaped front garden
- External electric car charger
- NHBC 10 year Buildmark warranty





# Quality

To find out the ways in which we can make moving home even simpler, please speak to our sales team about our easy-move and home exchange schemes.

They will take you through all you need to know about the process of buying a Bluebell home and will be delighted to provide a full specification for the home you have chosen.

We also offer each of our purchasers the opportunity to personalise their new home through a comprehensive range of upgrades to help make your home, your very own.



Top: Nest Gen 3 state-of-the-art thermostat. Right: kitchen recycle bins



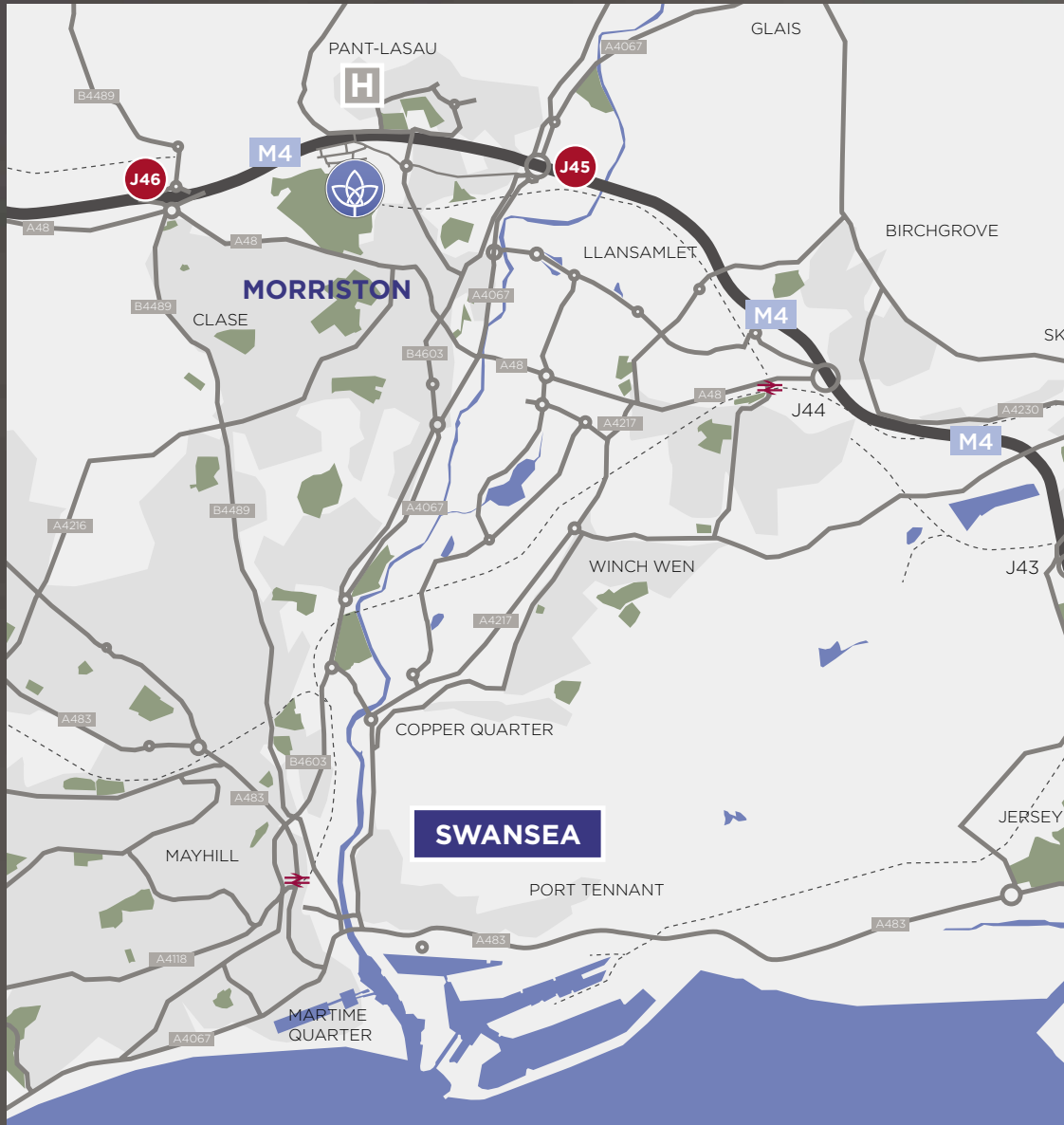
Images are representative only and may include optional upgrades.\* Subject to build stage.

At **Bluebell Homes** we are committed to delivering a quality product as well as providing excellent customer service to assist you in the home buying process.



We believe in a shared sense of community. That's why every time Bluebell Homes sells a home we donate a portion of the proceeds to charity.

This donation is managed through the **Edenstone Foundation** [www.edenstonefoundation.com](http://www.edenstonefoundation.com)



## Visit

Parc Ceirw Garden Village is located off Maes Y Gwernen Road, Morryston, Swansea. Access to junctions 45 and 46 of the M4 is just a mile away from the development.

**SA6 6LL**

SWANSEA CITY  
CENTRE  
5 MILES

MUMBLES  
10 MILES

LLANELLI  
13.5 MILES

CARMARTHEN  
26.2 MILES

CARDIFF  
42 MILES



[www.parcceirw.co.uk](http://www.parcceirw.co.uk)

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