



**EDENSTONE**  
**HOMES**



**PARC CEIRW**  
**GARDEN VILLAGE**



Computer generated image of Parc Ceirw Community Park



The award winning Parc Ceirw Garden Village, Morriston is the ultimate in lifestyle living, where green open spaces, with outstanding facilities are fast combining with a warm and friendly community, to make it a special place to call home.

Following the success of Edenstone's first phase of 28 bungalows, crowned as the Best Residential Development by Insider Wales Property Awards, our new phase of 36 three bedroom bungalows and three and four bedroom homes provides an extra special setting in this much sought after development with some properties set to boundary Morriston Golf Club to the west, with other homes to the east overlooking the Parc Ceirw Community Park.

Parc Ceirw's open, generous space, set amongst parkland, will offer an abundance of unique features and is perfectly located for all that the countryside and city has to offer. With immediate access to beautiful countryside, walking and cycle trails on your doorstep and great transport links to the M4 and all major road networks, it's just 5 miles to Swansea City Centre.

Morriston 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 of a high Ofsted rating and of course Morriston Hospital, all within easy walking distance.

Morriston's leisure centre is a hub of activity, along with the neighbouring Morriston Golf Club and wider sports including local football, tennis and rugby clubs all, close by.

In a unique and attractive setting, with its own amenities and so many more on its doorstep, Parc Ceirw is truly the ultimate lifestyle hub, for all ages.

# SITE PLAN PHASE 2

## HOMES

4 BEDROOM

MONMOUTH

STANTON

TINTERN

3 BEDROOM

CHEPSTOW

## BUNGALOWS

3 BEDROOM

BUDLEIGH/CORNER

BOURNEMOUTH

BOSCOMBE

NPA Natural Play Area



Benched seating area



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 housetypes 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.

# MONMOUTH

A FOUR BEDROOM  
DETACHED FAMILY HOME  
WITH GARAGE



## GROUND FLOOR

Kitchen	4.77m x 3.21m	15'8" x 10'6"
Family / Dining	5.41m x 4.77m	17'9" x 15'8"
Lounge	5.14m x 3.65m	16'10" x 12'0"
Study	2.95m x 2.76m	9'8" x 9'1"

## FIRST FLOOR

Bedroom 1	3.76m x 3.29m	12'4" x 10'9"
Bedroom 2	3.68m x 2.67m	12'1" x 8'9"
Bedroom 3	3.64m x 2.67m	11'11" x 8'9"
Bedroom 4	3.39m x 2.66m	11'1" x 8'9"

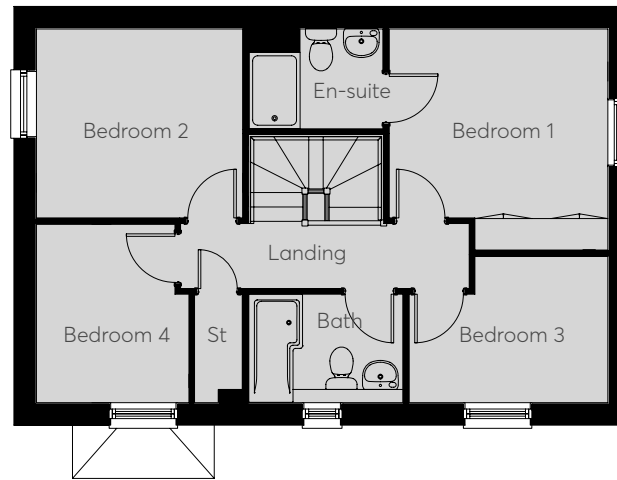
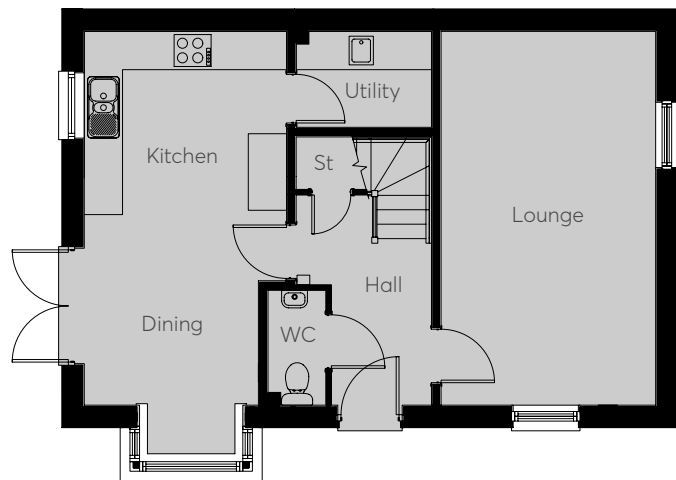


Elevational treatments may vary by plot. Some plots will have windows as indicated by \*



# STANTON

A FOUR BEDROOM  
DETACHED FAMILY HOME  
WITH GARAGE



## GROUND FLOOR

Kitchen	3.17m x 2.87m	10'5" x 9'5"
Dining	3.80m x 2.73m	12'6" x 9'0"
Lounge	5.88m x 3.39m	19'4" x 11'2"

## FIRST FLOOR

Bedroom 1	3.47m x 3.43m	11'5" x 11'3"
Bedroom 2	3.23m x 2.95m	10'7" x 9'8"
Bedroom 3	3.11m x 2.31m	10'2" x 7'7"
Bedroom 4	2.80m x 2.39m	9'2" x 7'10"

# TINTERN

A FOUR BEDROOM  
DETACHED FAMILY HOME  
WITH GARAGE



## GROUND FLOOR

Kitchen	3.24m x 3.07m	10'8" x 9'5"
Dining	3.79m x 3.02m	12'5" x 9'11"
Family	5.32m x 3.24m	17'5" x 10'8"
Lounge	4.97m x 3.44m	16'4" x 11'3"

## FIRST FLOOR

Bedroom 1	3.50m x 3.06m	11'6" x 10'0"
Bedroom 2	3.74m x 2.85m	12'3" x 9'4"
Bedroom 3	3.32m x 2.85m	10'11" x 9'4"
Bedroom 4	3.15m x 2.73m	10'4" x 8'11"



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



CGI shows two semi-detached Chepstow homes.

# CHEPSTOW

A THREE BEDROOM  
SEMI-DETACHED FAMILY HOME  
WITH GARAGE



## GROUND FLOOR

Kitchen / Dining	5.20m x 3.58m	17'1" x 11'9"
Family	3.75m x 2.81m	12'4" x 9'3"
Lounge	5.03m x 3.06m	16'6" x 10'0"

## FIRST FLOOR

Bedroom 1	3.72m x 3.02m	12'3" x 9'11"
Bedroom 2	3.19m x 2.80m	10'5" x 9'2"
Bedroom 3	2.31m x 2.05m	7'7" x 6'9"

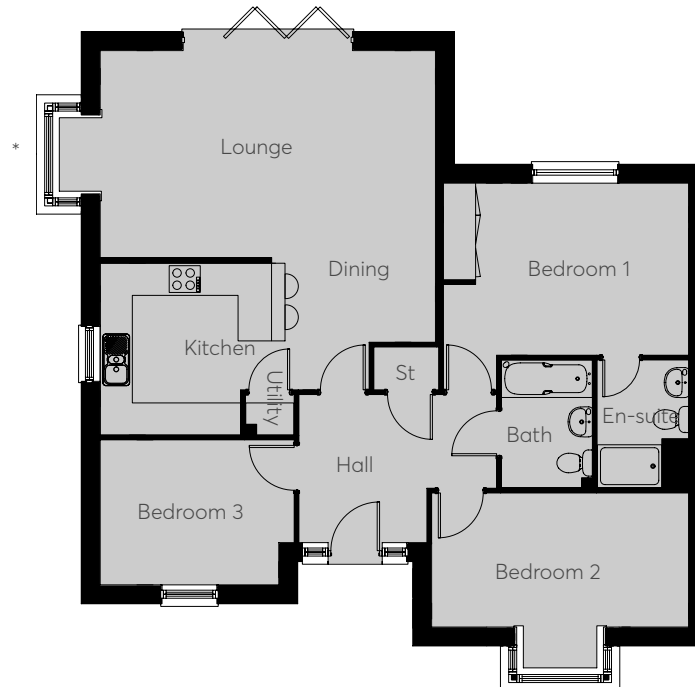
# BUDLEIGH CORNER

A THREE BEDROOM  
DETACHED BUNGALOW  
WITH GARAGE



## GROUND FLOOR

Kitchen	3.21m x 3.15m	10'6" x 10'4"
Lounge / Dining	7.07m x 5.44m	23'2" x 17'10"
Bedroom 1	4.58m x 3.21m	15'0" x 10'6"
Bedroom 2	4.80m x 3.31m	15'9" x 10'8"
Bedroom 3	3.62m x 2.71m	11'11" x 8'11"

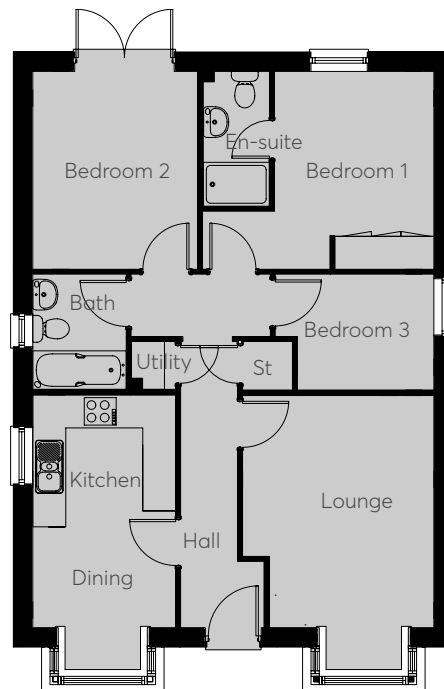


Elevational treatments may vary by plot.  
Plots 225 & 235 have no side/bay windows as indicated by \*



# BOURNEMOUTH

A THREE BEDROOM  
DETACHED BUNGALOW  
WITH GARAGE



## GROUND FLOOR

Kitchen	2.60m x 2.40m	8'6" x 7'11"
Dining	2.65m x 2.60m	8'8" x 8'6"
Lounge	5.03m x 3.48m	16'6" x 11'5"
Bedroom 1	3.60m x 2.90m	11'10" x 9'6"
Bedroom 2	3.60m x 3.00m	11'10" x 9'10"
Bedroom 3	2.89m x 2.11m	9'6" x 6'11"

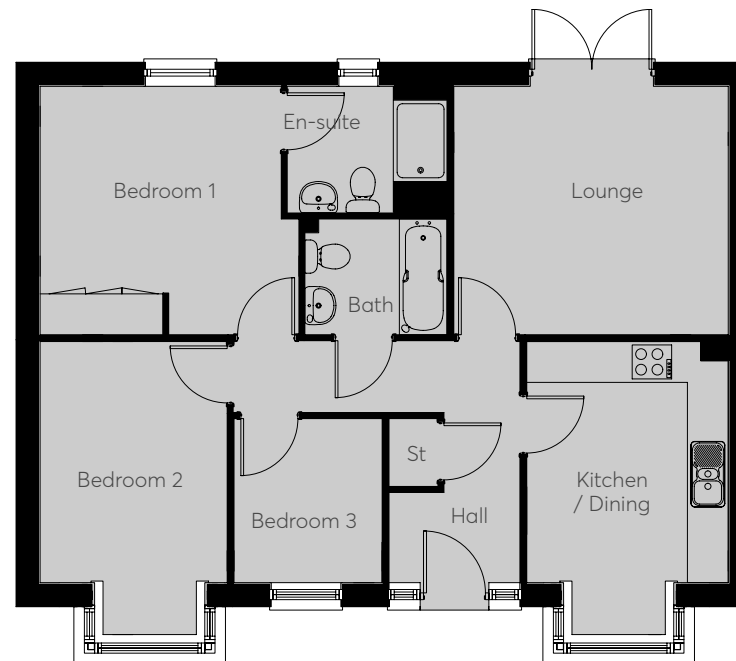
# BOSCOMBE

A THREE BEDROOM  
DETACHED BUNGALOW  
WITH GARAGE



## GROUND FLOOR

Kitchen/Dining	4.31m x 2.97m	14'2" x 9'9"
Lounge	4.03m x 3.65m	13'3" x 12'0"
Bedroom 1	3.80m x 3.65m	12'6" x 12'0"
Bedroom 2	4.31m x 2.75m	14'2" x 9'0"
Bedroom 3	2.40m x 2.18m	7'11" x 7'2"



## SPECIFICATION

### KITCHEN

- Premium range of traditional and contemporary style kitchens
- Choice of worktops and glass hob splashback\*
- Stainless steel ovens and induction hob
- Stainless steel sinks and chrome taps
- Plumbed washing machine space
- Integrated dishwasher & fridge freezer

### BATHROOM / EN-SUITES & CLOAKROOM

- Contemporary white sanitary ware
- Porcelanosa premium ceramic wall tiling
- Chrome lever action taps

### HEATING & ELECTRICS

- Gas central heating system with energy efficient, wall mounted combination boiler/boiler with cylinder and contemporary radiators
- TV points fitted to the lounge/family room and bedroom 1
- Phone points to the hall and lounge
- USB points to kitchen and bedroom 1
- Wiring for satellite TV from the roof space

### GENERAL

- Landscaped front garden
- NHBC 10 year Buildmark warranty
- Dressing area/fitted wardrobe to bedroom 1
- 7.3kw electric car charging point

Our sales team will take you through all you need to know about the process of buying an Edenstone 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.

\* subject to build stage



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

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

**CONSUMER  
CODE FOR  
HOME BUILDERS**

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

CREATING A BETTER TOMORROW, TODAY

Our mission is to create communities, building beautiful, design-led homes set amongst open spaces in places where people want to live across South Wales and the South West of England.

By tailoring our approach to reflect the needs of every community, we help to create and enhance a better lifestyle for our customers, which makes us very proud and extremely motivated.

Martin Taylor  
Chairman - Edenstone Group



**EDENSTONE  
HOMES**

[edenstonehomes.com](http://edenstonehomes.com)

**PARC CEIRW GARDEN VILLAGE  
off Maes Y Gwernen Road, Morriston  
North Swansea SA6 6LL**

**Call: 07493 972 336 or 01291 674 800**

