

Parc Bryn y Groes

Ystradgynlais, South Wales SA9 1LF



A development by Morgan Homes



MORGAN HOMES



Residential Development of the Year
WINNER Parc Bryn y groes Phase 1



MORGAN HOMES

WELCOME TO PARC BRYN Y GROES

AN EXCLUSIVE DEVELOPMENT OF 110 FAMILY
HOMES, SET AT THE FOOTHILLS OF THE
BRECON BEACONS NATIONAL PARK WITHIN
EASY REACH OF SWANSEA.



LUXURY

COUNTRY LIFESTYLE

Parc Bryn y Groes is set near the centre of Ystradgynlais, an historic mining town in the Swansea Valley. 13 miles north east of Swansea, it has a population of around 8,000 and is the second largest town in Powys. The site is ideally located. Set within commuting distance of the M4 corridor in South Wales, it offers access to wonderful surrounding countryside including the Brecon Beacons National Park which is on the doorstep of the development. In fact, popular walking trails pass by, so walking through the beautiful countryside can be done without any car travel at all. Junction 45 of the M4 is 10 miles from the development with Swansea City Centre being less than a half hour drive away. Alternatively Route 43 provides a dedicated off-road cycle route to Swansea and onto the stunning coastline of the Mumbles.

The town is located at the southern edge of the Brecon Beacons National Park, and being so close to the park there are a multitude of outdoor experiences to discover within a very short driving distance. With the River Tawe running through the centre of the town, there are also many beautiful riverside walking routes in the town centre.

Culturally the town has a high proportion of Welsh speakers and is home to The Welfare, a vibrant arts and community centre offering a varied programme of live theatre, live music, comedy, film and exhibitions. The town has a selection of good local cafes, pubs and restaurants and a number of local shops on the high street. Ystradgynlais is home to all the services that you would expect in a small town including hairdressers, beauty therapists, supermarkets, and child care. There are strong community sporting clubs including rugby (Ystradgynlais, Ystalyfera) and football (Cwm Wanderers, Ystradgynlais AFC) and a leisure Centre equipped with a gym and swimming pool. Golf is provided at nearby Palleg Golf Club (Celtic Minor).

Education is provided by three brand new local primary schools, with a good selection of both Welsh and English medium schools. Following on from this, high quality secondary education is provided at Maesydderwen (English) or Ystalyfera (Welsh), both a 6 minute drive away or a sociable half hour walk and bus ride away.

Ystradgynlais Group Practice provides GP led healthcare at 3 sites, and Ystradgynlais Community hospital houses a Minor Injuries Unit, Midwife Led Maternity Unit and hosts speciality outpatient appointments. Moriston Hospital, Swansea is a major acute centre with full major trauma A & E. Ystradgynlais Dental provides both NHS and private dental care, whilst 2 family-owned pharmacies provide prescription deliveries.



Ystradgynlais



The Mumbles

OUT AND ABOUT

Brecon Beacons

The development is nestled amongst rolling hillsides less than a mile from the southern fringe of the Brecon Beacons National Park.

With two National Trails and a National Park, this is fabulous walking and thinking country. In its charming, lively market towns, outdoorsy types rub along with writers and artists and the mood is gently alternative and modestly intellectual. A year-round programme of cultural events including the Hay Festival, Green Man, How The Light Gets In and Brecon Jazz draws visitors from all over the world.



Dan yr Ogof Showcaves

Upper Swansea Valley

Within the National Park, the upper Swansea Valley lies a few minutes' drive from Parc Bryn y Groes. Many (biased of course) locals, in addition to well-known Welsh ornithologist Iolo Williams, believe the Upper Swansea Valley and Twrch valley encompass the most picturesque scenery in the Beacons.

The area contains wonderful walks and an array of restaurants and country pubs. Attractions in the area include The National Showcaves Centre for Wales - Dan yr Ogof, Ystradfallte falls, Craig y Nos Country Park, Fan Brycheiniog and Cribarth mountains, otherwise known as the spectacular Sleeping Giant.



Cribarth - 'The Sleeping Giant'

But rather than travel, from Parc Bryn y Groes you will be simply able to put on your wellies and enjoy the great outdoors. The site is linked to walks and attractions via Public Rights of Ways that pass through the development. These public footpaths have been carefully integrated into the development to maintain connectivity to surrounding hillsides, public parks and local amenities. A dedicated Active Travel Link is being constructed which will provide pedestrian and cyclist connections via a crossing of the A4067 to the Town Centre, a 5 minute walk from your doorstep.



Footpaths



Ynyscedwyn Ironworks



Ambient café society



Shopping in Ystradgynlais

WHOLE SITE

LAYOUT



- The Beca
- The Cari
- The Deryn
- The Dot
- The Efa
- The Enfys
- The Alys
- Shared Ownership
- Affordable Rent

PHASE 2

LAYOUT

THE ALYS

Plot 39, 39a, 40

- 2 bedroom home
- Open plan ground floor layout
- French doors to rear patio
- Downstairs w/c
- Contemporary bathroom
- Built in storage to bedrooms

THE CARI

Plots 36,37,38,42,45,46,47,48

- 3 Bedroom detached bungalow
- Semi open plan layout to living area
- French doors to rear patio
- Separate utility area with external door
- Master bedroom with ensuite and built in storage
- Built in storage to bedroom 2
- Contemporary family bathroom

THE DERYN

Plots 34,41

- 3 bedroom detached
- Open plan kitchen diner
- French doors to patio from kitchen diner
- Dedicated laundry area
- Downstairs w/c
- Master bedroom with en suite and built in storage
- Built in storage to bedrooms 2 and 3
- Family bathroom – shower over bath

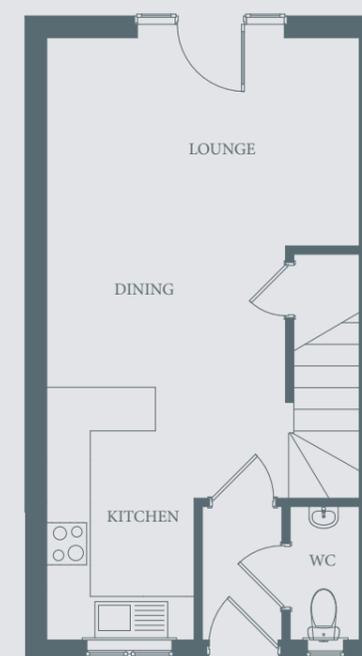
THE ENFYS

Plots 43,44

- Open plan kitchen diner with bifold doors to rear patio
- Separate Utility room with external door
- Separate living room
- Large entrance hallway
- Downstairs w/c
- Master bedroom with en suite and his and hers built in storage
- Family bathroom with shower over bath

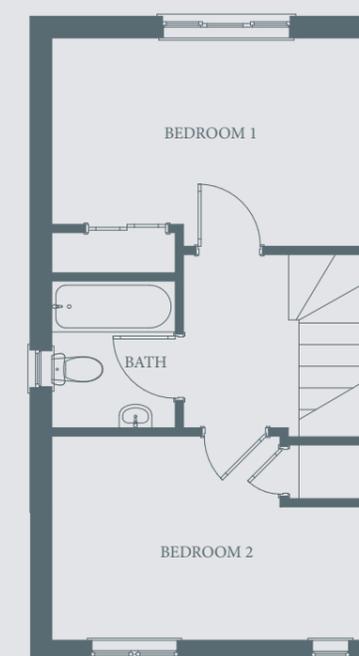


THE ALYS



GROUND FLOOR

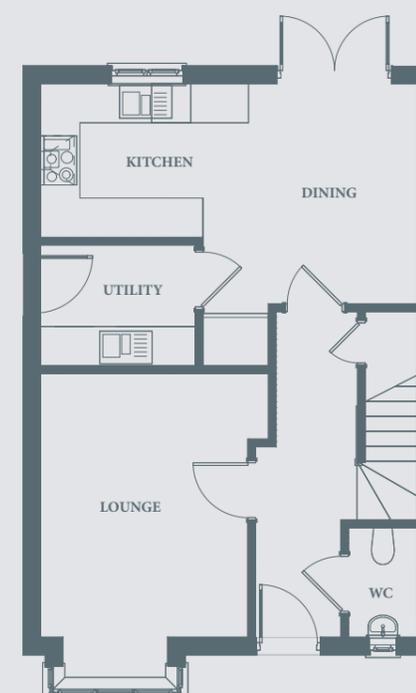
Kitchen/Living Room/Diner	4.39m x 8.42m
WC	1.03m x 1.84m
Hallway	1.17m x 1.84m



FIRST FLOOR

Bedroom 1	4.39m x 2.87m
Bedroom 2	4.39m x 2.96m
Bathroom	2.1m x 2.1m

THE BECA



GROUND FLOOR

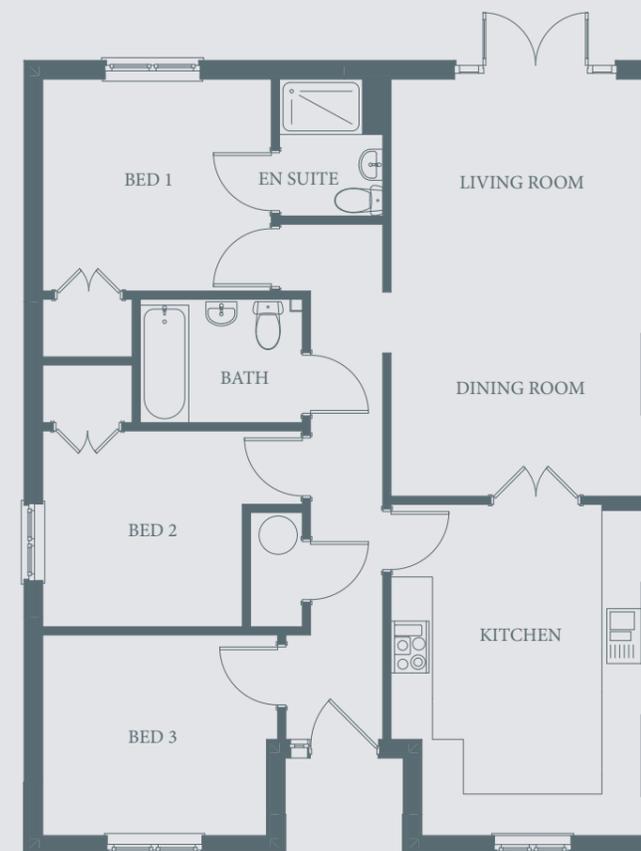
Living Room	3.17m x 4.03m
Hallway	1.30m x 4.98m
WC	1.05m x 1.67m
Utility	2.36m x 1.85m
Kitchen/Dining	5.76m x 3.37m



FIRST FLOOR

Bedroom 1	4.65m x 2.79m
En-Suite	2.02m x 1.67m
Landing	3.64m x 2.07m
Bathroom	2.00m x 2.07m
Bedroom 2	2.79m x 3.37m
Bedroom 3	2.85m x 3.37m

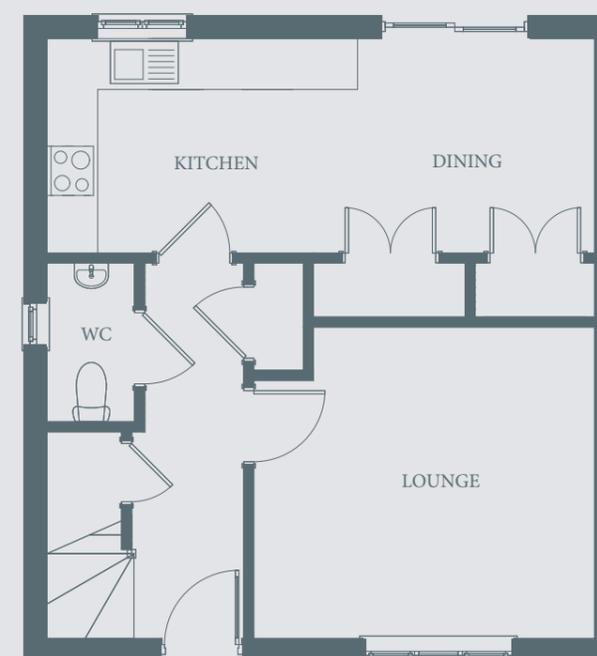
THE CARI



GROUND FLOOR

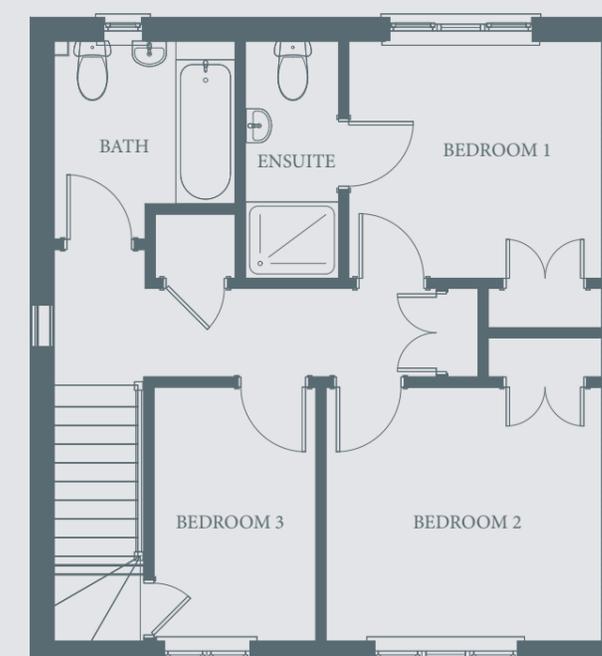
Bedroom 1	3.31m x 3.07m	Bedroom 3	2.89m x 2.90m
En-Suite	1.50m x 1.98m	Living Room/ Dining	3.65m x 6.03m
Bathroom	2.35m x 1.79m	Kitchen	3.65m x 4.79m
Bedroom 2	2.89m x 2.84m		

THE DERYN



GROUND FLOOR

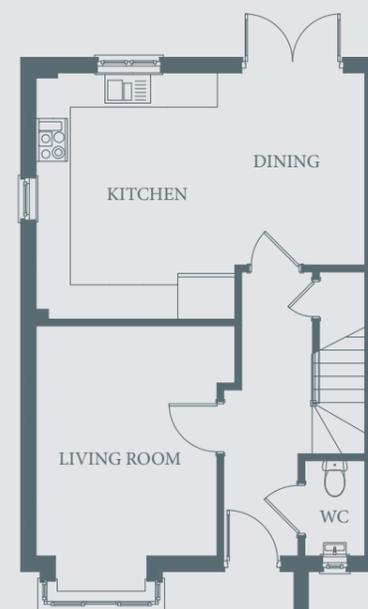
Hallway	1.17m x 4.42m
WC	1.03m x 1.87m
Living Room	4.02m x 3.67m
Kitchen/Dining	2.54m x 6.47m
Utility	1.10m x 0.63m



FIRST FLOOR

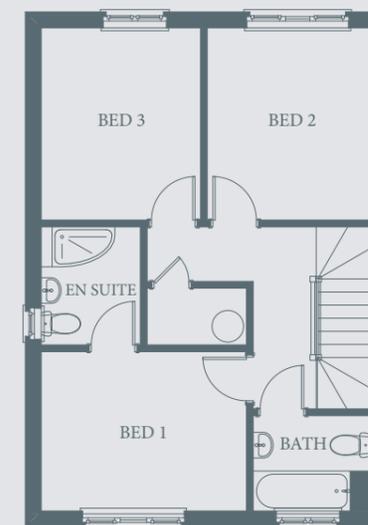
Bedroom 3	1.91m x 2.99m
Bedroom 2	3.25m x 2.99m
Landing	5.00m x 1.04m
Bedroom 1	2.98m x 2.79m
En-Suite	0.94m x 2.79m
Bathroom	2.14m x 2.34m

THE DOT



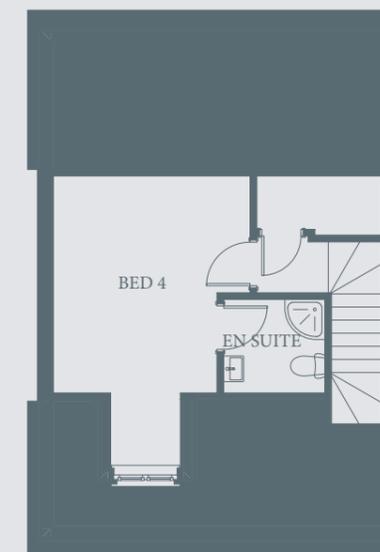
GROUND FLOOR

WC	1.05m x 1.67m
Living Room	3.17m x 4.03m
Kitchen/Dining	5.76m x 4.31m



FIRST FLOOR

Bedroom 1	3.60m x 2.79m
En-Suite	1.74m x 2.07m
Bathroom	2.05m x 1.67m
Bedroom 2	2.85m x 3.37m
Bedroom 3	2.79m x 3.37m



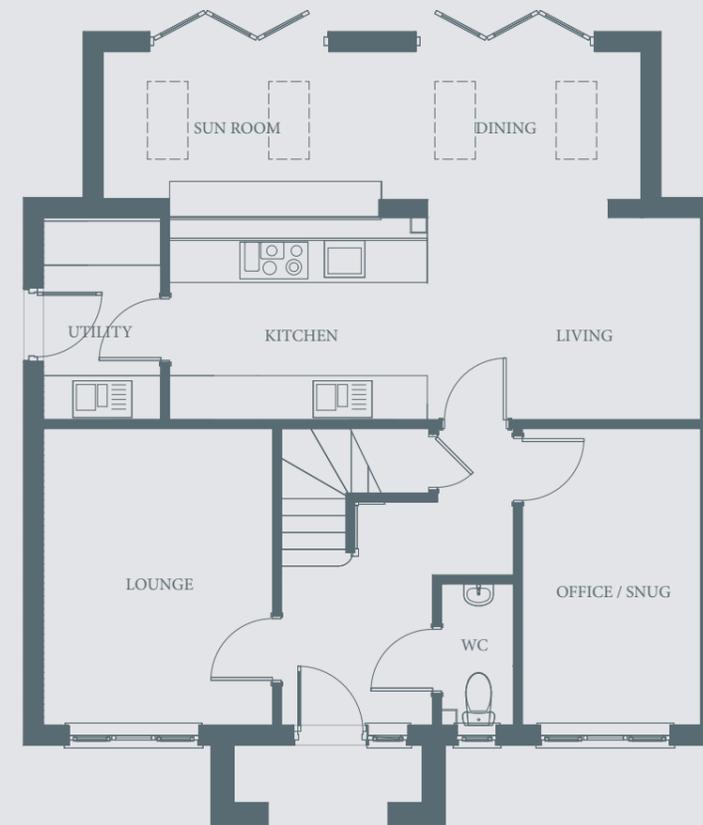
SECOND FLOOR

Bedroom 4	3.45m x 3.80m
En-Suite	1.77m x 1.64m

THE EFA

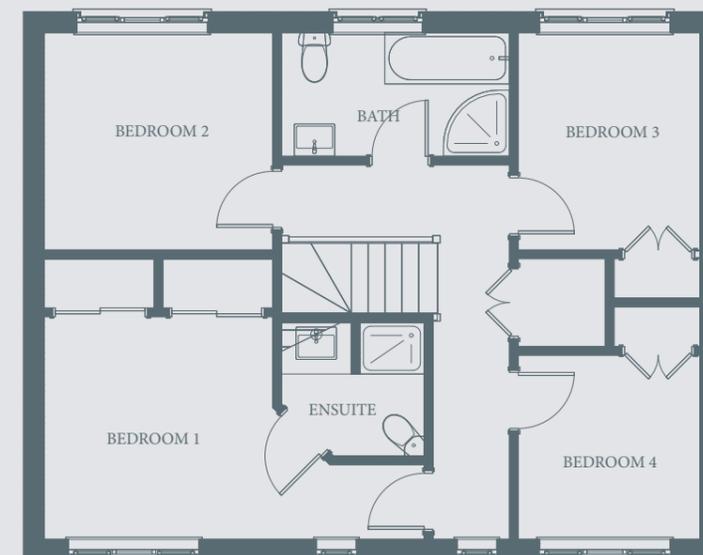


MORGAN HOMES



GROUND FLOOR

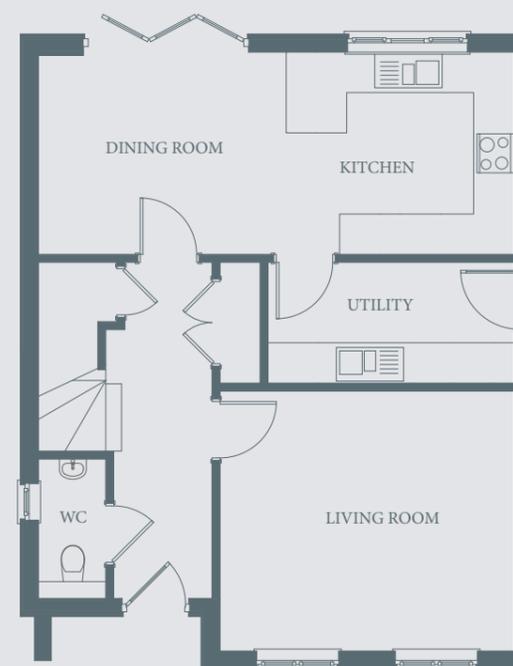
Living Room	3.11m x 4.03m
Entry Hall	2.06m x 4.03m
WC	0.98m x 1.92m
Office/Snug	2.42m x 4.03m
Living/Kitchen	7.22m x 2.70m
Utility	1.60m x 2.70m
Sun Room/ Dining Room	7.31m x 2.01m



FIRST FLOOR

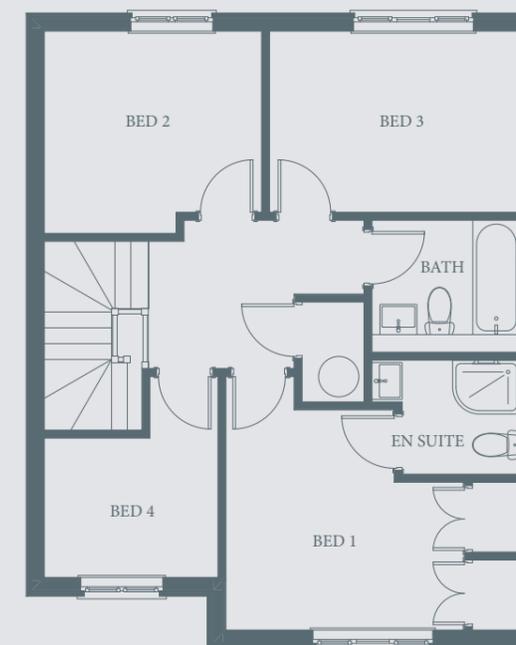
Landing	3.11m x 2.02m
Bedroom 1	5.18m x 3.03m
En-Suite	1.94m x 1.81m
Bedroom 2	3.11m x 2.96m
Bathroom	3.11m x 1.69m
Bedroom 3	2.47m x 2.96m
Bedroom 4	2.47m x 2.51m

THE ENFYYS



GROUND FLOOR

WC	1.00m x 2.07m
Living Room	4.37m x 3.86m
Dining Room/ Kitchen	7.15m x 3.05m



FIRST FLOOR

Bedroom 1	3.55m x 3.77m
En-Suite	2.20m x 1.70m
Bathroom	2.20m x 1.96m
Bedroom 2	3.23m x 3.01m
Bedroom 3	3.72m x 2.00m
Bedroom 4	2.58m x 2.99m

SUSTAINABLE

FUTURE-PROOF HOMES

At our Parc Bryn y Groes development in Ystradgynlais, we are committed to delivering sustainable homes using Modern Methods of Construction (MMC). This approach enables faster, more efficient building processes as well ensuring improved levels of thermal insulation and air tightness, rigorously checked at stages of the build through our quality assurance checks. This is important to us!

Our homes have a minimum of 2.31KW solar PV array which helps to power an Air Source Heat pump. This heat pump replaces a traditional boiler and runs the underfloor heating and hot water system of the home.

We work closely with home-owners post occupancy, to ensure that the systems perform as designed. This has also allowed us to gather real data on energy performance. The latest energy performance data from Parc Bryn y Groes can be seen below.

	Average 3 bed detached	Morgan Homes 3 bed detached
EPC Rating	D	A
Annual energy cost	£2782.00	£674.80

In short buying a Morgan Homes house instead of an average 3-bedroom house will give you an annual saving of £2107.20 or put another way, it will be 75% cheaper to run than an average D rated property.

Annual energy cost





GENERAL SPECIFICATIONS

- EPC A rated homes, highly energy efficient
- Lower energy bills compared to traditionally built properties
- Timber Frame construction using highly insulated closed panels
- Mix of brick/cladding/render finishes
- A range of 2,3 and 4 bedroom houses and bungalows
- 10 year insurance backed building defect guarantee and a 12 month developer snagging warranty
- 5 minute walk to town centre
- Private off street parking to all properties

HEATING & WATER SYSTEMS

- Externally located Grant 6kW air source heat pump
- 2.3 kW Solar PV panels
- Growatt Solar Inverter
- Grant Pre Plumbed pressurised Hot water cylinder and auxiliary back up heater
- Controllable underfloor heating system to ground floor, compact style radiators to first floor
- Programmable thermostats plus independent room control via thermostatic radiator valves
- Plumbing for washing machines
- Chrome heated towel radiator to first floor bathrooms

LIGHTING & ELECTRICAL

- Downlights in kitchens, bathrooms and some hallways. Pendant lights in all other rooms
- Mains wired smoke detectors
- Fibre broadband hub point
- Master TV point and wiring for aerial
- Power and light in garage
- Provision for future EV charging point

EXTERNALLY

- Permeable pavements to driveway, textured slabs to patio area
- Quality PVCu double glazed windows and doors, Anthracite grey externally, white finish internally.
- Tarmac to all development paths and roads
- Feathered edge timber fencing up to 1.8 metres high
- Front Door – PAS24 composite door in choice of 4 colours
- A range of external finishes depending on plot
- Front and rear Gardens turfed
- Carlton steel up & over garage doors (where applicable)
- Outside LED Wall Light with Motion Sensor

BATHROOMS

- Downstairs w/c
- Downlights
- Nabis Lamone range
- Tap -Ciro basin mixer A05408
- Vanity Unit – Nabis Sense Unit (selected plots only)
- Shower – Nabis bar valve shower
- Tiling in shower enclosure, around bath and to splashback area (Porcelanosa Madagascar Natural)
- Extraction fan system

KITCHEN AND UTILITY ROOMS

- Fully fitted kitchens with a choice of finishes
- Contemporary design kitchen with fitted wall and base units from local supplier
- Stainless steel sink with chrome tap
- Quality Candy appliances
- Ceramic 4 ring Induction Hob with touch controls
- 600mm single multi function oven
- 70/30 integrated fridge freezer (where integrated fridge is shown)
- Full size integrated dishwasher
- Co-ordinating laminate worktop and upstand 9 (various choices)
- Choice of 9 cabinet colours
- Choice of kitchen unit door and worktop form selected range is available only with early reservation.

FINISHING TOUCHES

- Internal walls and ceilings plaster boarded with white paint finish
- Newark 5 Panel White Primed Internal Door
- Moulded painted architraves with co-ordinated skirting boards
- Staircases - Closed string staircases
- Gerflor Creation 55 LVT flooring to ground floor with choice of finish for early reservation
- Abingdon sumptuous carpet with choice of finish for early reservation
- Carpet to first floor with choice of colour for early reservation



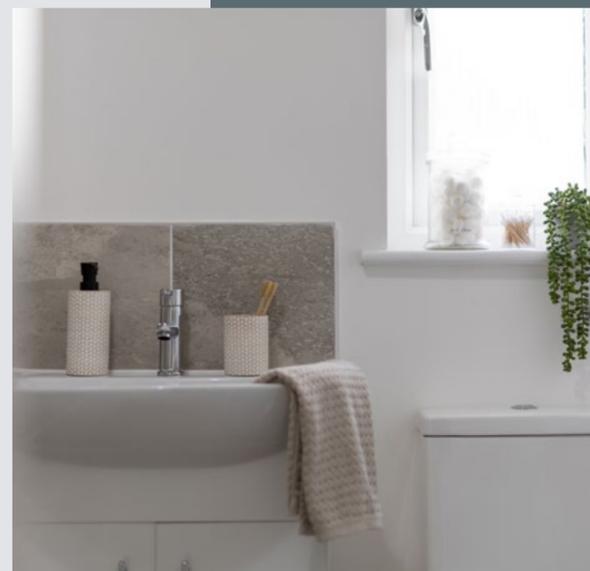


MORGAN HOMES

Morgan Homes is proud to present a selection of A Rated (EPC) family homes at Parc Bryn y Groes, situated on the southern edge of the Brecon Beacons National Park, the homes are located in the heart of the vibrant community of Ystradgynlais, with excellent road links to the M4 and beyond.

Morgan Homes is an experienced, award-winning development company, building high quality housing in select locations across South and West Wales. Our thoughtfully designed homes are carefully planned to be as energy efficient as possible to reduce bills, whilst still providing contemporary, practical family homes.

We strive to maintain the highest quality of construction methods by using trusted tradespeople and complement this by incorporating new materials and technology wherever possible. In contrast to many developers, Morgan Homes provide a completely finished property including flooring, wardrobes and turfed gardens. We back this up with a 12-month developer defect warranty and a 10-year insurance backed structural guarantee.



For more information or to book a viewing, please email sales@morganhomes.co.uk

TRAVEL

& COMMUNICATIONS



BUS

6 bus routes link Ystradgynlais with regular services to surrounding towns and villages.

CAR

M4 is 10 miles (18 mins)
Swansea City Centre
15 miles (25mins)
Brecon 25 miles (37mins by car,
52 mins by train)