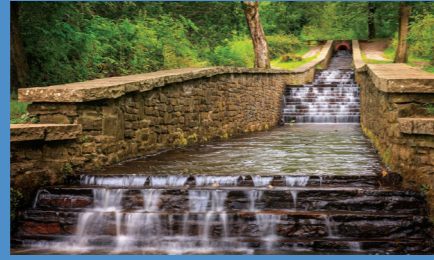


How to find us...



From Swansea

Leaving Swansea via Fabian Way, exit over the Briton Ferry bridge and continue along the dual carriageway towards Aberavon. At the roundabout take the 4th exit towards Sandfields and continue straight ahead at the following roundabout. At the next roundabout take the second exit towards Baglan Energy Park and continue straight ahead over two roundabouts until reaching a roundabout at the seafront. Take the fourth exit west along the seafront on The Princess Margaret Way and Bay View is the first right after Café Remos.



From Cardiff

Exit the M4 at J38 and head towards Port Talbot on Harbour Way. Continue straight ahead over four roundabouts and after the bridge over the river take the first exit towards Sandfields. At the following roundabout take the first exit into Sandfields and continue along this road until reaching the seafront roundabout. Take the third exit west along the seafront on The Princess Margaret Way and Bay View is the first right after Café Remos.



Bay View Aberavon

A quality development of 13 family homes

PLEASE TYPE SA12 6QW INTO YOUR SAT NAV



For further information please contact us:



T: 01792 462 877 / 01639 622 189

W: www.hale-homes.co.uk

E: info@hale-homes.co.uk

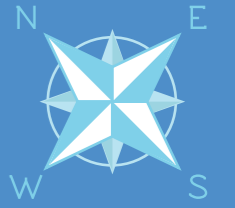
The Developer reserves the right to make alterations to the specifications and elevational treatments without prior notice. These particulars are for guidance only and do not in any way form part of a warranty or guarantee. Please consult our sales negotiator for specific elevational treatments and details.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

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Bay View Aberavon



The Location

Taking advantage of the spectacular sea views overlooking Swansea Bay, Bay View is ideally located for exploring the beautiful South Wales countryside; right on your doorstep are three miles of expansive white sands along Aberavon seafront. Margam Park and Afan Forest are popular days out with mountain biking trails, walks and children's activities. Port Talbot offers a wide range of leisure and retail opportunities

including the Aberafan Shopping Centre and Baglan Bay Industrial Park including several supermarkets and out-of-town stores. Bay View is well connected for transport with the M4 just a few minutes away and the main South Wales train line stopping in Port Talbot. Ideal for families, there are many schools in the vicinity including the soon to be unveiled 'all through' Ysgol Bae Baglan.



Key to Site Plan

- The Curlew
2 bedrooms
- The Guillemot
3 bedrooms
- The Fulmar
3 bedrooms
- The Cormorant
3 bedrooms



Property Specifications

Alongside a 10 year LABC New Home warranty, your home includes:

Bathrooms/En-suites

- White china with chrome fittings
- Mains pressure shower in en-suite
- Chrome finish 'ladder style' heated towel rail
- Choice of vinyl flooring
- Choice of wall tiling
- Down lighters
- Shaver point

Kitchens

- Hand finished bespoke modern fitted kitchens
- Choice of units, worktops and handles
- Stainless steel oven, ceramic hob & glass curved chimney hood
- Integrated fridge-freezer
- Down lighters
- Choice of vinyl flooring

Electrical

- Telephone and TV points in lounge and master bedroom
- Mains smoke detectors

External Finishes

- 1.8 Close board fencing
- Grey brick driveway

Interior Finishes

- High performance double glazed windows throughout
- Walls finished in natural calico with white ceilings
- Polished chrome door furniture

Actual view from the site

