

How to Find Us...

From Swansea

Head North towards Pontardawe on the A4067 and at the Tesco roundabout take the second exit. At the following three roundabouts take the second exit and at the traffic lights turn right up the hill. Take the fifth road on the right and the entrance to Waunsterw is the second road on the left.

Sat Nav: SA8 4NZ

From Brecon

Leaving Brecon on the A40 take a left toward Ystradgynlais on the A4067 and continue along this road for approximately 23 miles. At the Pontardawe Tesco roundabout take the third exit and at the following three roundabouts take the second exit. At the traffic lights turn right up the hill, take the fifth road on the right and the entrance to Waunsterw is the second road on the left.

Hale Homes

For further information please contact us:

T: 01792 462 877 www.hale-homes.co.uk

Waunsterw

Rhyd Y Fro, Pontardawe





T: 01792 865042 www.ctf-uk.com





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

Set in the beautifulWelshcountryside...

Waunsterw is a brand new development of seven spacious family homes, nestled in the hills above Pontardawe in the Swansea Valley, yet only 10 minutes from the M4 motorway. With the golden sands of Gower beaches and the rolling hills of Brecon all with in easy reach,Waunsterwhasexactlywhatyou'relookingfor.

The town centre, less than a mile away, is

home to a range of local shops including a and Swansea City Centre are less than a 20 bakeryandabutcheraswellasbanks,several restaurants and pubs. Pontardawe also boasts a leisure centre, a swimming pool and an arts centre where you can see all the latest films.

A Tesco superstore is conveniently located just outside the town centre and for a mile away. widerrange of shops, both Neath town centre

minute drive away.

For those with families the local area is well served for schools, with Rhydyfro Primary School less than a 10 minute walk away, and the highly rated Cwmtawe Community School for secondary age pupils also just a

Image 1: Overlooking view of the village of Pontardawe

Image 2: Cycle path along the river Tawe

> Image 3: Pontardawe Arts Centre

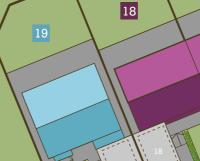
Image 4: Pontardawe Golf Course













14

15

Property Specification...

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
- Brick driveway

Interior Finishes

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

of finishes and fittings











4 Bedroom Detached House with Integral Garage Plot: 19

The Cedar

3 Bedroom Semi Detached House with Integral Garage Plots: 17 & 18

The Willow

2 Bedroom Semi Detached House Plot: 13, 14, 15 & 16