



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.

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.

Sat Nav: **SA8 4NZ**

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.

Brochure design and 3D Visuals by www.iCreate.co.uk



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Waunsterw

Rhyd Y Fro, Pontardawe

A Selection of 2, 3 & 4 Bedroom Homes

Set in the beautiful Welsh countryside...

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 within easy reach, Waunsterw has exactly what you're looking for.

The town centre, less than a mile away, is

home to a range of local shops including a bakery and a butcher as well as banks, 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 wider range of shops, both Neath town centre

and Swansea City Centre are less than a 20 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 mile away.



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

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 furniture

An extensive range of finishes and fittings

Site Key...

The Alder

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

