

LLYS YSTRAD

Cefn Glas • Bridgend



Persimmon

Together, we make a home.

TOGETHER, WE MAKE A HOME.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Persimmon defect cover
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings



HERE TO HELP

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



PART EXCHANGE

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



HOME CHANGE

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



HELP TO BUY

This Government-backed equity loan scheme enables you to move with just a 5% deposit and it’s available to first-time buyers and people already on the property ladder.

If you’re buying in London, Scotland and England the scheme works slightly differently. See [persimmonhomes.com/help-to-buy](https://www.persimmonhomes.com/help-to-buy) for more information about these schemes.

RETENTION SCHEME

Persimmon was the first major housebuilder to introduce the Homebuyer Retention scheme. Participation in the scheme, which is subject to your lender and conveyancer’s approval, ensures 1.5% of the selling price is held by your solicitor when you complete your purchase. This amount is only released to us when all issues you have identified on your seven day inspection form are resolved.



OUR PLEDGE TO YOU

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of the pledge, we carry out a comprehensive 24-point check on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. Don't be shy though, you can always get in touch with us first if you have any issues.



Becoming part of the scenery

While we may have over 400 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.



Always by your side

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our **two-year Persimmon warranty**, plus a **ten-year insurance-backed warranty**.



Llys Ystrad

Cefn Glas • Bridgend



Llys Ystrad at a glance:

- Beautiful range of two, three and four-bedroom homes
- Excellent transport links
- Choice of schools for all ages
- Good ranges of shops nearby

ENJOY THE GREAT LOCATION AT LLYS YSTRAD

Llys Ystrad is our new collection of two, three and four bedroom homes in the popular town of Bridgend. Our modern home styles are perfect for first-time buyers through to families needing more room.

The development is located to the north of Bridgend town centre in an ideal position for commuting as the M4 is only 3 miles away, with Cardiff and Newport to the east and Swansea to the west. Llys Ystrad is also within easy reach of Bridgend train station which provides speedy services to Cardiff and beyond.

1.3 miles from Llys Ystrad, Bridgend's centre has retained its market town atmosphere. The main pedestrianised shopping area offers a wide selection for all tastes and styles, from high street favourites to unique specialist shops and boutiques. In addition, The McArthurGlen Designer Outlet - less than a 15-minute drive from Llys Ystrad - is the largest outlet of its kind in the country with a beautiful setting of cafés and a nine-screen cinema.

There are many ways to explore the beautiful countryside, with routes available for horse riding, cycling or on foot and to suit all abilities. The area also has a good selection of outdoor facilities including a rugby and football pitch, basketball court, skate park, children's play parks and six outdoor fitness stations.

Excellent local schooling

For family days out, the sandy Gower beaches and stunning scenery of the Brecon Beacons are close-by and the Bryngarw Country Park with its 113 acres of beautiful parkland is just a short distance from the development. Living at Llys Ystrad means you'll be close to a selection of schooling for children of all ages, this together with its fantastic location and wealth of local amenities means this could be your ideal place to call home.

Always in reach

Llys Ystrad lies 3 miles from the M4 motorway which means it has convenient access for both West Wales and England. The cities of Cardiff and Swansea are easily accessible for commuting as they're just a 40-minute drive away. The coast is also within easy reach as the seaside resort of Porthcawl is just 6.6 miles away. Bridgend train station is just 1.3 miles from the development and boasts quick routes east towards Cardiff and west towards Swansea – ideal for commuting or days out. And for destinations further afield, Cardiff airport is only a 35-minute drive away.

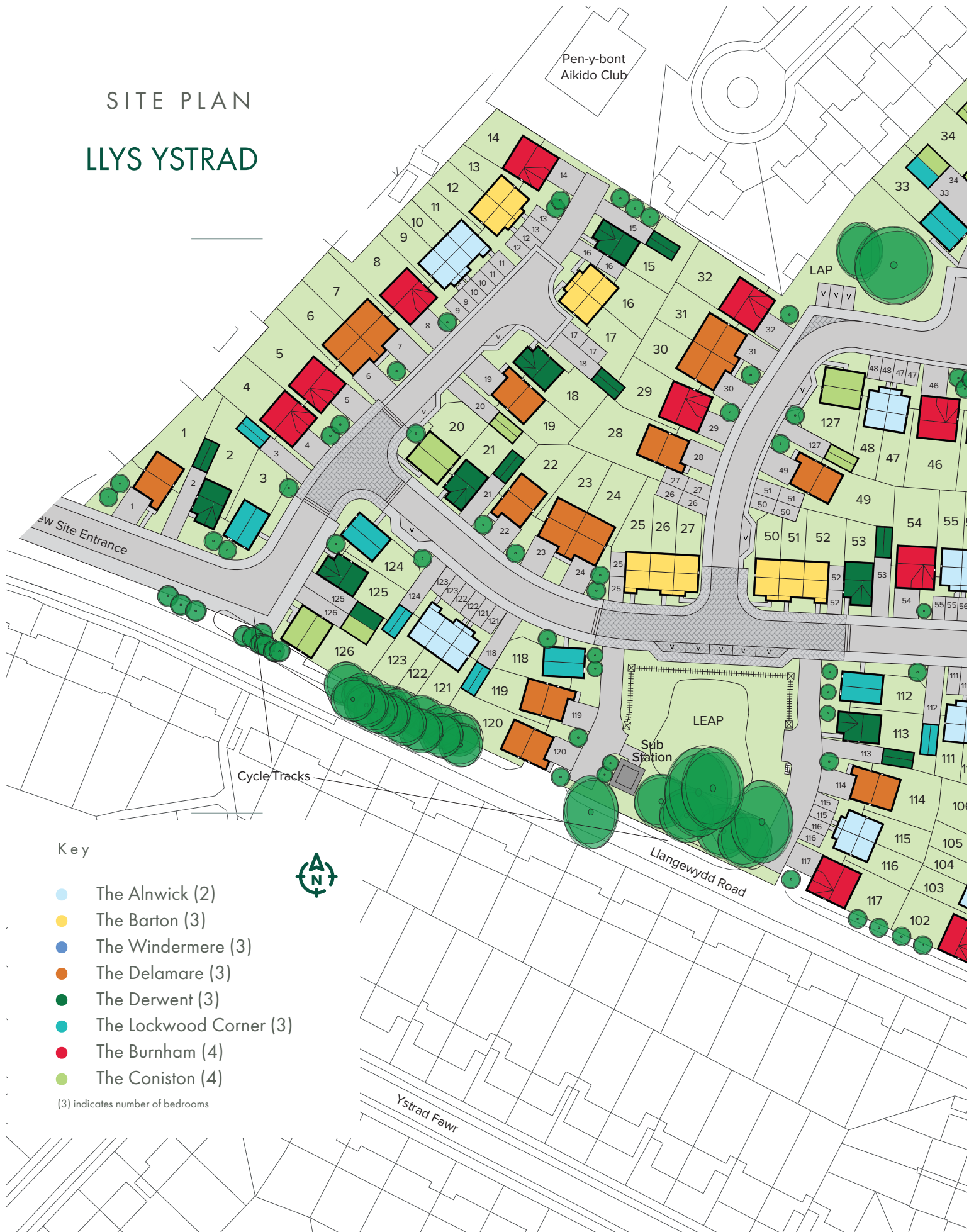
JUMP IN THE CAR AND START EXPLORING:

- 📍 Bridgend | 1.3 Miles
- 📍 Porthcawl | 6.6 Miles
- 📍 Swansea | 21.6 Miles
- 📍 Cardiff City Centre | 23.1 Miles



SITE PLAN

LLYS YSTRAD



Key

- The Alnwick (2)
- The Barton (3)
- The Windermere (3)
- The Delamare (3)
- The Derwent (3)
- The Lockwood Corner (3)
- The Burnham (4)
- The Coniston (4)

(3) indicates number of bedrooms





This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.



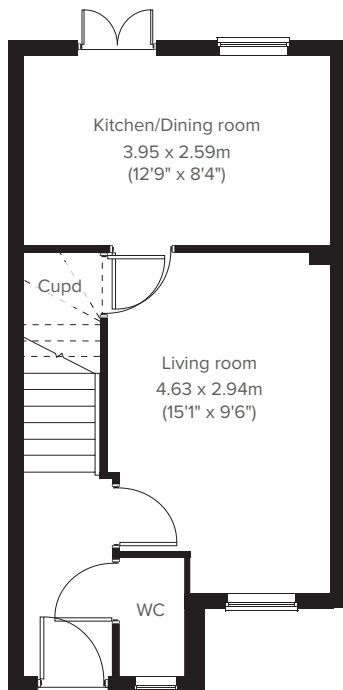
ALNWICK

Two bedroom home

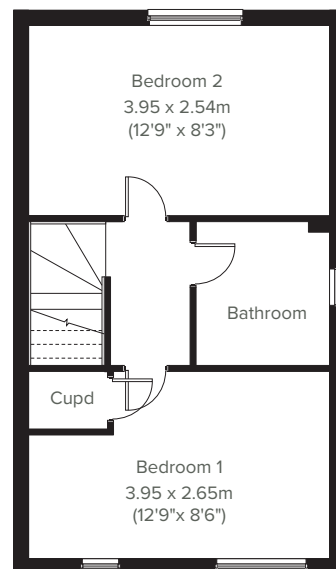
Energy Efficiency Rating

Very energy efficient - lower running costs		82
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Wales		EU Directive 2002/91/EC

Perfectly-proportioned, The Alnwick has a stylish open plan kitchen diner with French doors leading into the garden, two double bedrooms, a good-sized living room and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



Ground floor



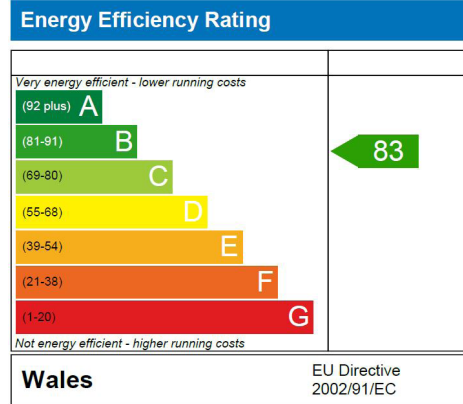
First floor

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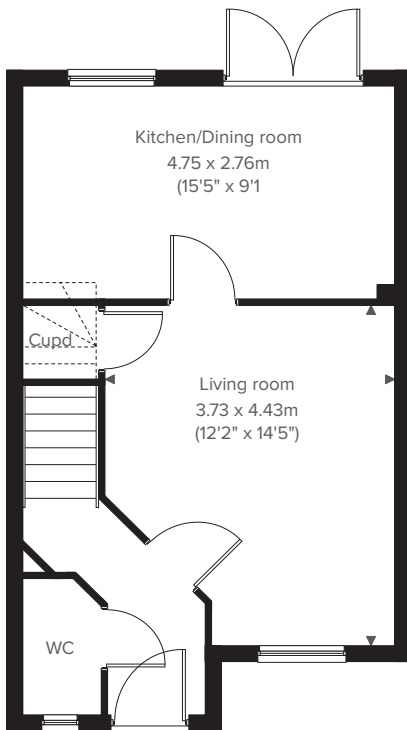


BARTON

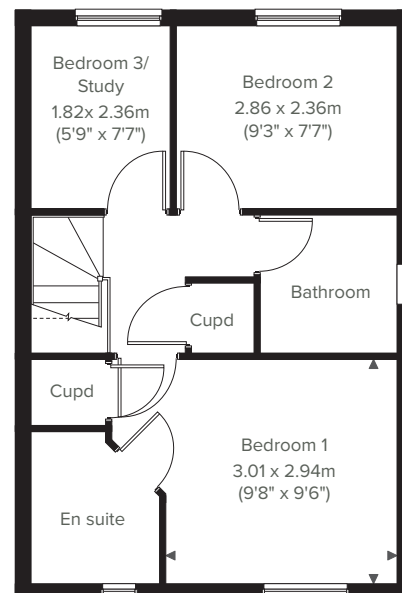
Three bedroom home



The extremely popular Barton is a three-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, three handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



Ground floor



First floor

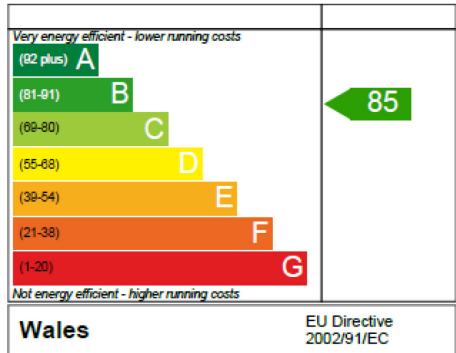
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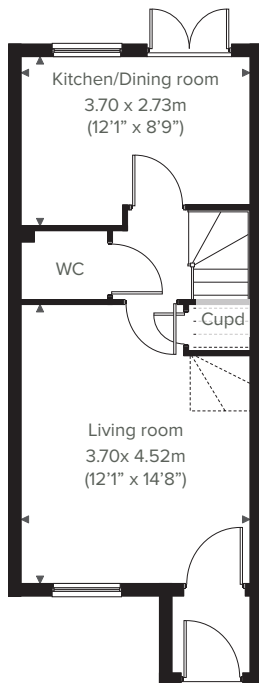
WINDERMERE

Three bedroom home

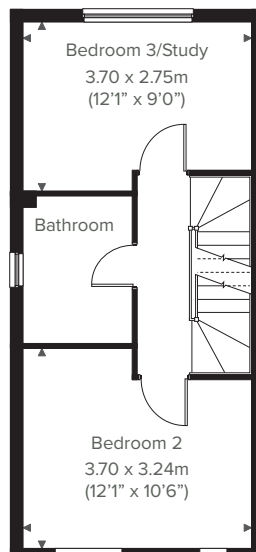
Energy Efficiency Rating



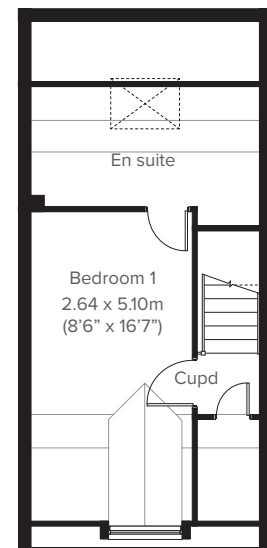
An attractive three-storey, three-bedroom home, the Windermere has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs cloakroom, two storage cupboards and off-road parking means it's practical as well as stylish.



Ground floor



First floor



Second floor

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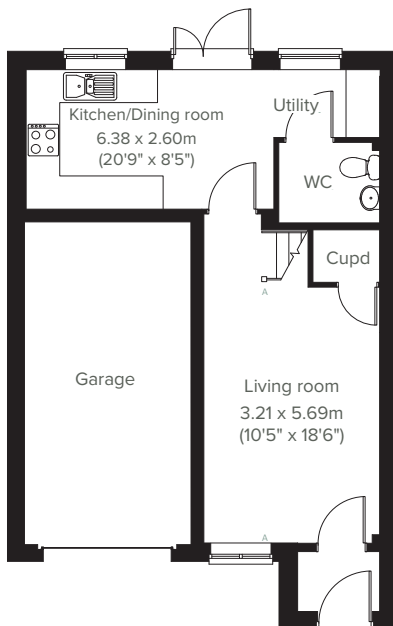


DELAMARE

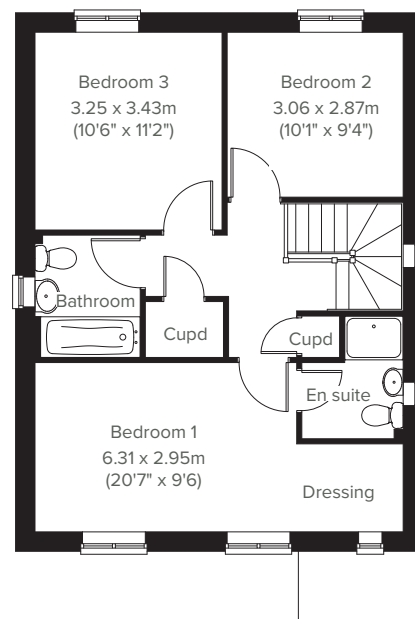
Three bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	82
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Wales	EU Directive 2002/91/EC

The extremely popular Delamare is a three-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, utility room, three handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



Ground floor



First floor

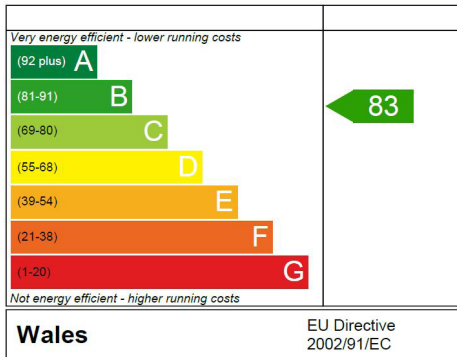
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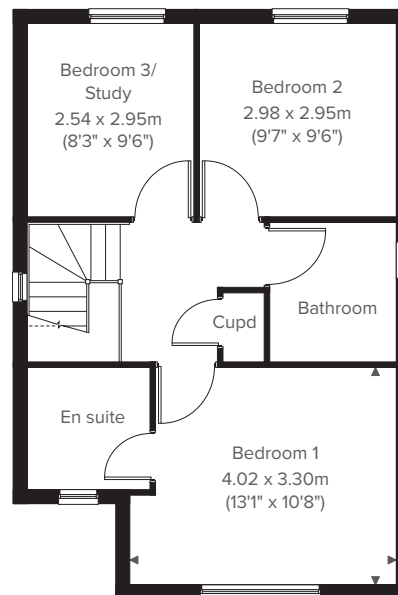
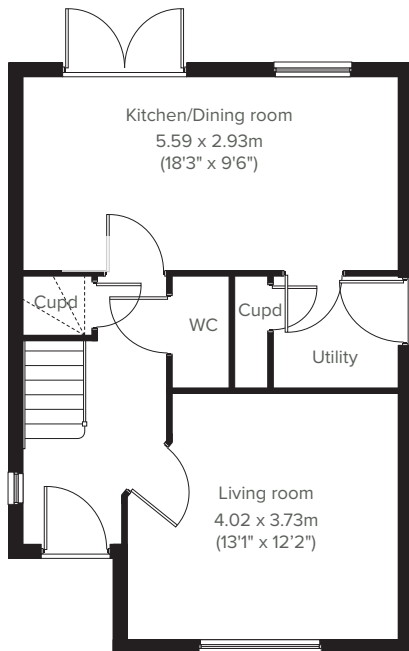
DERWENT

Three bedroom home

Energy Efficiency Rating



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Derwent's bright front aspect living room, separate utility room, handy storage cupboard and downstairs cloakroom complete the ground floor. Upstairs, bedroom one is en suite and there's a good-sized family bathroom and further storage.



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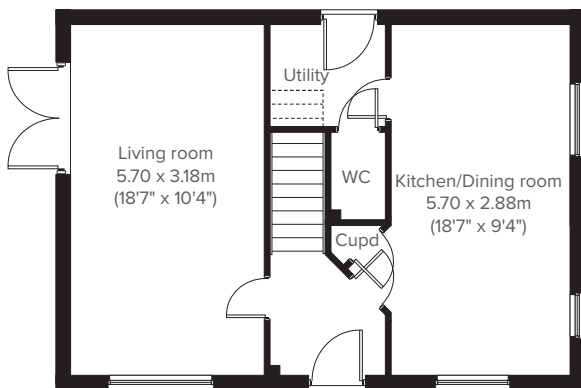
LOCKWOOD CORNER

Three bedroom home

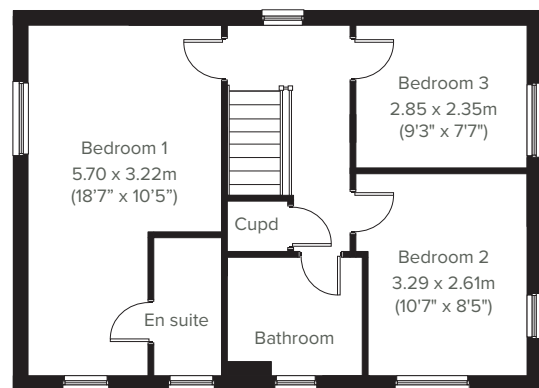
Energy Efficiency Rating

Very energy efficient - lower running costs		83
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Wales		EU Directive 2002/91/EC

A fantastic family home, The Lockwood Corner features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and handy storage cupboard.



Ground floor



First floor

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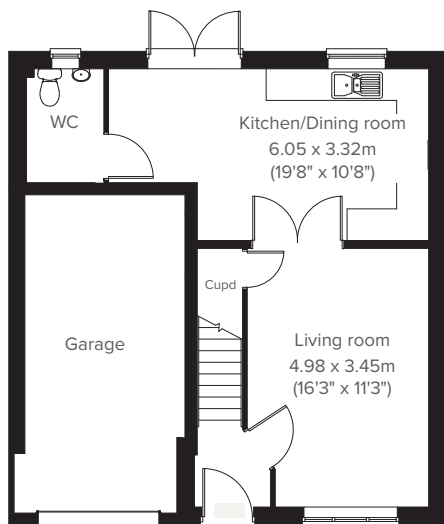


BURNHAM

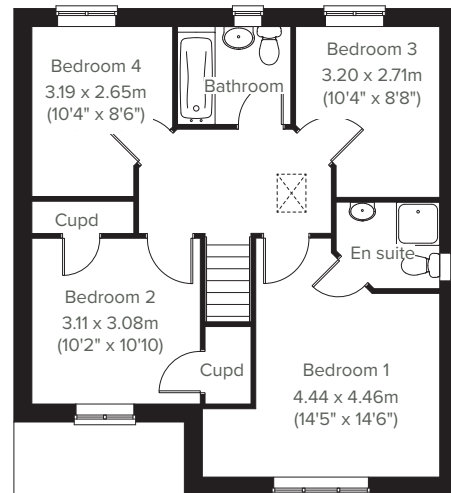
Four bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Wales	EU Directive 2002/91/EC

Enjoy the best of modern living in this popular four-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Burnham's bright front aspect living room, downstairs WC, utility room, handy storage cupboard and integral garage complete the ground floor. Upstairs, bedroom one has an en suite and there's a good-sized family bathroom and further storage.



Ground floor



First floor

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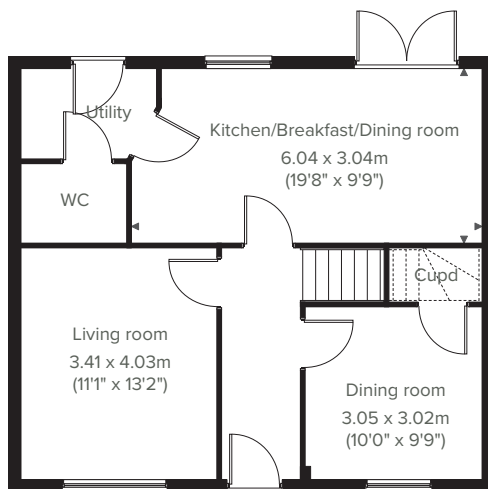
CONISTON

Four bedroom home

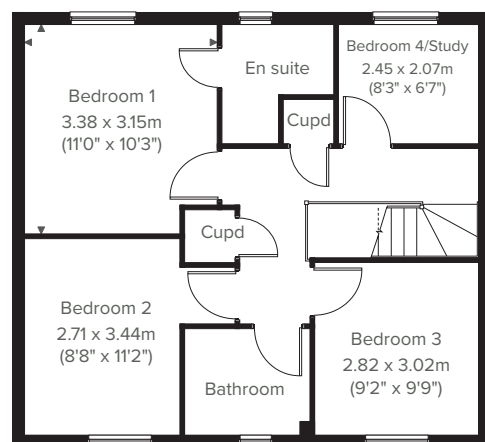
Energy Efficiency Rating

Very energy efficient - lower running costs		84
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
Wales		EU Directive 2002/91/EC

A popular family home, The Coniston ticks all the boxes. The modern and stylish open plan kitchen/breakfast/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs cloakroom and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and two storage cupboards.



Ground floor



First floor

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SPECIFICATIONS



External

Walls	Traditional cavity walls (Inner: timber frame Outer: Range of finishes to suit planned architecture)
Roof	Tile or slate effect with PVCu rainwater goods
Windows	Double glazed E-glass windows in PVCu frames
Doors	GRP-skinned external doors with PVCu frames. Patio or French doors to garden or balcony (where applicable)



Internal

Ceilings	Painted white
Lighting	Pendant or batten fittings with low-energy bulbs
Stairs	Staircase painted white
Walls	Painted in white emulsion
Doors	White pre-finished doors with white hinges
Heating	Gas-fired combi boiler with radiators in all main rooms (most with thermostatically-controlled valves)
Insulation	Insulated loft and hatch to meet current building regulations
Electrics	Individual circuit breakers to consumer unit and double electric sockets to all main rooms electric point for fire in living room
General	TV point and phone point in living room



Kitchen

General	Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
General	Stainless steel single bowl sink with mixer taps to kitchen only
Appliances	Plumbing for washing machine
Appliances	Single electric oven in stainless steel, gas hob in stainless steel & chimney hood in stainless steel



Bathroom

General	White bathroom suites with chrome-finished fittings
General	Extractor fan to bathroom and en suite (where applicable)
General	Mira showers with chrome fittings
Cloakroom	Tiled splashback to basin
Bathroom/ En suite (where applicable)	Half height tiling to sanitaryware walls and full height to shower enclosure / three course splashback to bath area



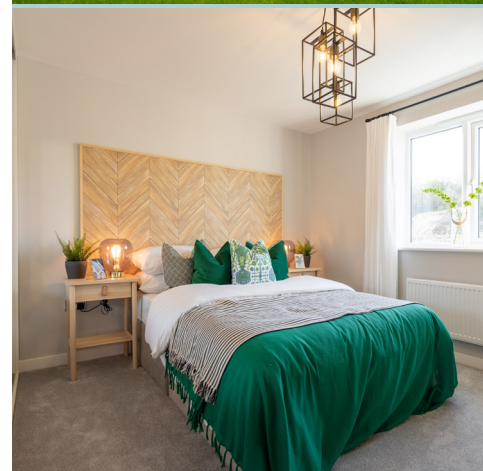
Security

Locks	Three-point locking to front and rear doors, locks to all windows (except escape windows)
Fire	Smoke detectors wired to the mains with battery backup



Garage & Gardens

Garage	Garage with single roller shutter or up-and-over white door; or car ports or parking space
Gardens	Front lawn turfed or landscaped (where applicable)
Fencing	1.8 metre fence to rear garden, plus gate





BUILT BY US, STYLED BY YOU

Our goal is to make your house feel like your home before you've even collected the keys. Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous **Finishing Touches** collection.

FINISHING TOUCHES

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out. And rest assured, every upgrade and item available has been carefully chosen to complement the style and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.



Our Finishing Touches collection includes:

- ✓ Carpets
- ✓ Lighting packages
- ✓ Wardrobes
- ✓ Kitchen upgrades
- ✓ Bathroom upgrades
- ✓ Fixtures
- ✓ Appliances

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. And best of all, it can all be arranged from the comfort and convenience of one of our marketing suites.

The earlier you reserve, the greater the choice.

We'll always try and accommodate the Finishing Touches you want, however it's worth remembering that the earlier you reserve your home in the build stage, the more options you'll have available.

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the Sales Advisor on site.

Your home, better connected for a brighter future.

Great news! Llys Ystrad will benefit from access to ultrafast, full fibre-optic broadband.



Your home, better connected with FibreNest

- ▶ 100% full fibre-optic internet access installed directly into your new home
- ▶ You and your family can do more online at the same time, with less lag and hold-ups
- ▶ Enjoy lightning-fast speeds that won't be affected by the length of the line serving your property
- ▶ Full-fibre future-proofs your home, ensuring you'll always be able to access the latest in online services
- ▶ Stream 4k content, play online games and more on multiple devices all at the same time with less interruptions
- ▶ Work from home like you do in the office, thanks to our high-capacity, super reliable network
- ▶ Enjoy an exceptional level of customer support from our UK call centres

How our packages compare¹

<h3>500Mb</h3> <p>Ultrafast Broadband</p> <p>Great for families with many devices, avid gamers and home workers.</p> <p>Up to 500Mb download Up to 50Mb upload</p>	<h3>250Mb</h3> <p>Megafast Broadband</p> <p>Stream 4k Ultra-HD content, play online games and more.</p> <p>Up to 250Mb download Up to 25Mb upload</p>
<h3>125Mb</h3> <p>Superfast Broadband</p> <p>Watch full HD TV whilst performing larger downloads.</p> <p>Up to 125Mb download Up to 10Mb upload</p>	<h3>75Mb</h3> <p>Faster Broadband</p> <p>Browse the web intensively, play online games and watch catch-up TV.</p> <p>Up to 75Mb download Up to 10Mb upload</p>
<h3>20Mb</h3> <p>Standard Broadband</p> <p>Browse, stream music and download larger files.</p> <p>Up to 20Mb download Up to 2Mb upload</p>	<h3>10Mb</h3> <p>Budget Broadband</p> <p>Suitable for basic general web browsing.</p> <p>Up to 10Mb download Up to 1Mb upload</p>

Download type	500Mb	250Mb	125Mb	75Mb	20Mb	10Mb
<p>HD movie (12GB)</p>	3m 15s	6m 30s	13m	23m	1h 20m	2h 40m
<p>Video game (40GB)</p>	11m	21m 45s	43m 45s	1h 17m	4h 30m	9h

To have your new home connected, register now at fibrenew.com/connect
 Questions? Just give our friendly team a call on **0333 234 2220**



Please see fibrenew.com for up-to-date details on our packages and pricing.

No hidden costs. No price rises during the minimum term of your contract or automatic increases at the end.² Great service. Guaranteed.

¹Estimated download times are calculated at the maximum attainable speed and assumes that speed being available for the duration of the download. Speeds are delivered to your FibreNest Hub and may not be achieved when using a device that is incapable of communicating at that speed. Circular graphical illustrations represent proportional segments of time based on the longest and shortest download times displayed. ²FibreNest will not increase the price of your package during the minimum term of your contract unless required to by a change in law or regulatory obligations, for example, due to an increase in the rate of VAT. FibreNest does not plan automatic price increases to apply at the end of your minimum term; however, the basic price of our packages may vary over time and may take effect before you enter a subsequent minimum term with us.

Llys Ystrad

For prices, opening times and availability contact:

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www.persimmonhomes.com