

Parc Bronhyddon

LLANSANTFFRAID

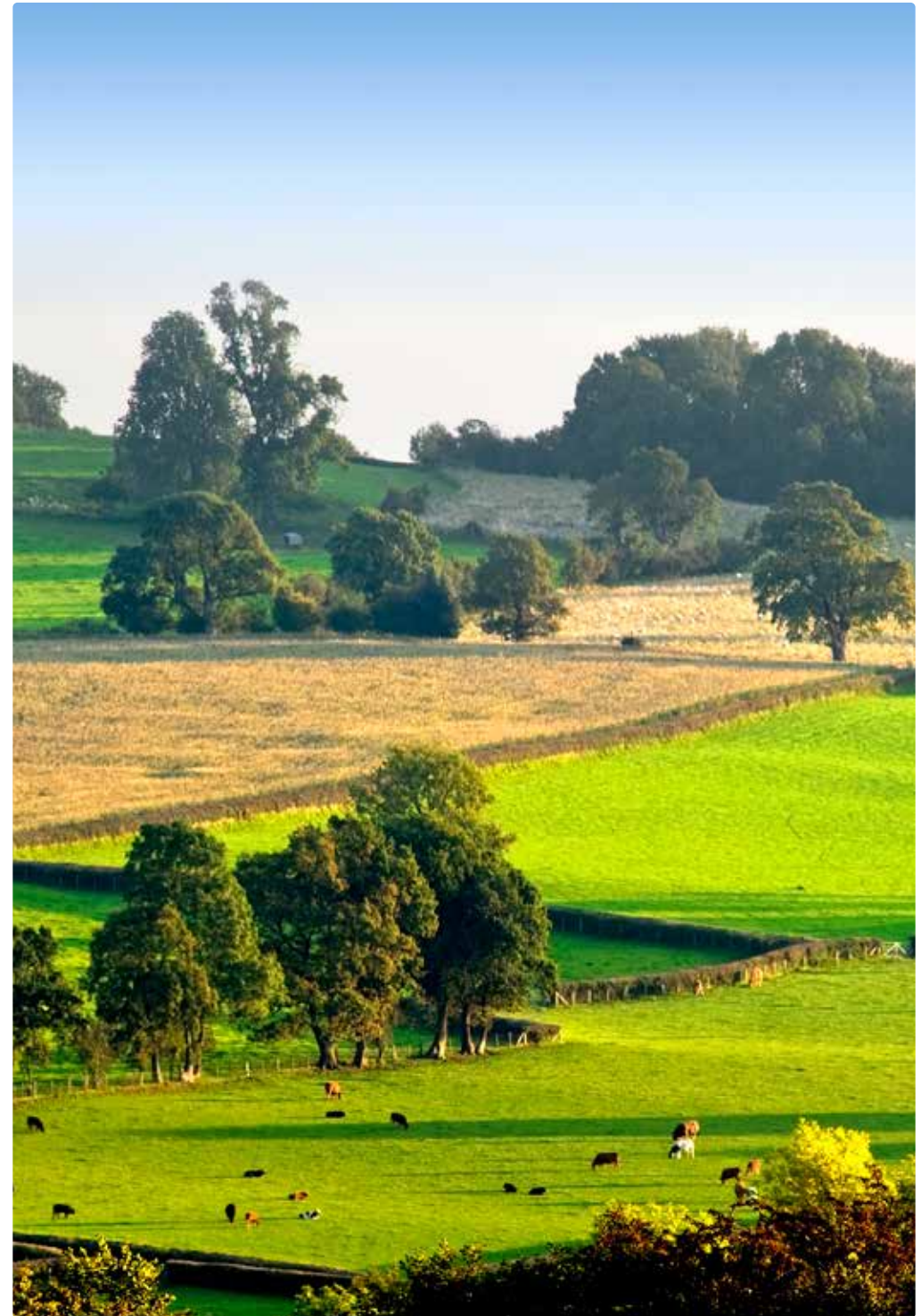


Parc Bronhyddon LLansantffraid, Powys

DISCOVER YOUR NEW HOME

Parc Bronhyddon is an exceptional collection of luxury three and four bedroom homes situated on the edge of Llanantffraid, a picturesque village in Powys.

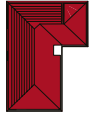
The village is ideally located for modern family life, with a good primary school within five minutes' walk, and secondary schools in nearby Llanfyllin and Oswestry. Shrewsbury and Welshpool are both within a 20-minute drive, with good road and rail links to Birmingham and beyond.





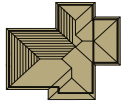
Parc Bronhyddon

SITE PLAN



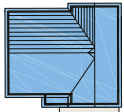
Tanat

3 Bedroom
Bungalow
Plot 1



Vyrnwy

3 Bedroom
Bungalow
Plots 2-3



Tamar

4 Bedroom
Detached
Plots 4-5





The Tanat

3 BEDROOM BUNGALOW

PLOT 1



DIMENSIONS

Living Room	3.8m x 5.8m	12' 5" x 19'
Kitchen / Dining	3.8m x 5.8m	12' 5" x 19'
Utility	1.8m x 2.7m	5' 10" x 8' 10"
Garage	3.1m x 6.0m	10' 2" x 19' 8"
Bedroom 1	3.8m x 4.3m	12' 6" x 14' 1"
En suite 1	1.9m x 2.7m	6' 3" x 8' 10"
Bedroom 2	3.3m x 3.6m	10' 10" x 11' 10"
Bedroom 3	2.8m x 3.3m	9' 2" x 10' 10"
Bathroom	2.2m x 2.7m	7' 2" x 8' 10"





The Vyrnwy

3 BEDROOM BUNGALOW

PLOTS 2 & 3



DIMENSIONS

Living Room	4.0m x 4.3m	13' 1" x 14' 1"
Kitchen / Dining	4.0m x 6.2m	13' 1" x 20' 4"
Utility	1.7m x 2.8m	5' 7" x 9' 2"
Garage	3.1m x 6.1m	10' 2" x 20'
Bedroom 1	2.9m x 4.0m	9' 6" x 13' 1"
En suite 1	1.0m x 2.6m	3' 3" x 8' 6"
Bedroom 2	2.8m x 3.6m	9' 2" x 11' 9"
Bedroom 3	2.9m x 3.1m	9' 6" x 10' 2"
Bathroom	1.8m x 2.3m	5' 11" x 7' 7"

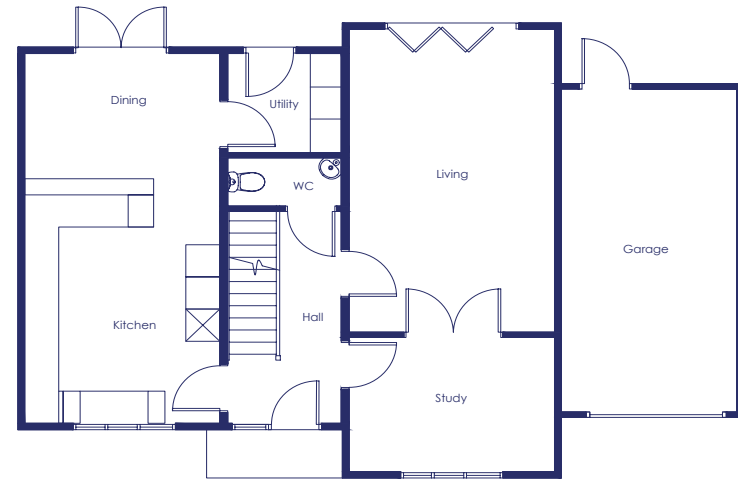




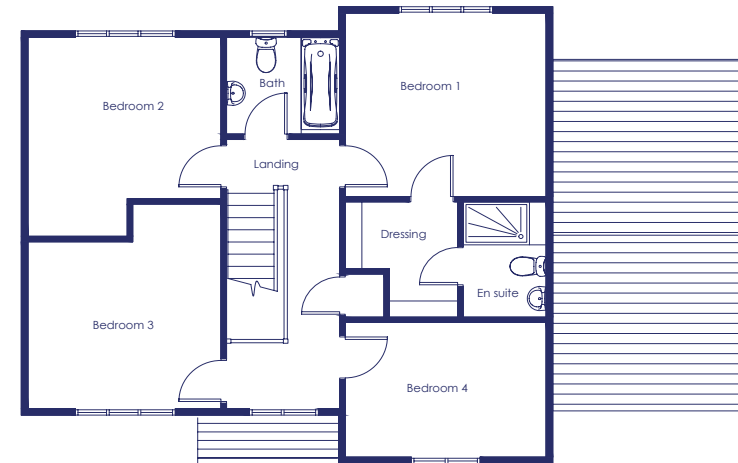
The Tamar

4 BEDROOM HOUSE

PLOTS 4 & 5



Ground Floor



First Floor

DIMENSIONS

Kitchen / Dining	3.5m x 6.9m	11' 6" x 22' 8"
Living Room	3.7m x 5.6m	12' 2" x 18' 4"
Study	2.5m x 3.6m	8' 2" x 11' 9"
Utility	1.8m x 2.0m	5' 10" x 6' 7"
Garage	3.1m x 6.0m	10' 2" x 19' 8"
Bedroom 1	3.4m x 3.6m	11' 1" x 11' 9"
En suite 1	1.5m x 2.1m	4' 11" x 6' 10"
Bedroom 2	3.0m x 3.7m	9' 10" x 12' 2"
Bedroom 3	3.5m x 3.1m	11' 5" x 10' 2"
Bathroom	1.8m x 2.0m	5' 11" x 6' 6"

Luxury as standard

SPECIFICATIONS

Pickstock Homes is proud to offer the very best internal specification on the current new homes market, with quality fixtures and fittings that come as standard. We can also guide you through the optional extras to help you personalise your dream home.

General

- NHBC Build Mark 10 year warranty
- Pickstock Homes 2 year warranty
- Worcester Bosch Boiler with 5 year warranty
- UPVC Secure by Design compliant windows
- Brushed chrome accessories and doorbell
- TV point in lounge, family room and all bedrooms. These are wired to a star splitter unit to receive homeowner's Sky+ system
- Wiring provided for homeowner's alarm system
- Muscat dusk to dawn PIR sensor lighting to front and rear of the property
- Category 5 cabling. One USB charge point to kitchen and master bedroom
- Downlights to kitchen, bathrooms and en-suites. Pendant lights to all other rooms.
- Fitted wardrobe to master bedroom
- Oak handrails to staircase

Kitchens

- Symphony Kitchens is the preferred supplier for all of our homes, selected for their experience and expertise in the industry. Choose from a wide range of quality modern and traditional kitchens.
- Fully fitted kitchen of your choice
- Laminated worktops with the option to upgrade to Earthstone or granite
- Upstands
- Glass splashback to hob – choose from a selection of colours
- Stainless steel insert 1.5 bowl sink with mobile drainer
- Chrome Blanco Strand mono tap in kitchen
- Chrome Blanco Prinz level mixer tap in utility room (where applicable)





3 bedroom properties

- ZOB343X single oven
- Electric hob
- Stainless steel hood
- ZBB28441SA integrated fridge freezer

4+ bedroom properties

- ZOF35561XK built-under double oven or ZOD35511XK built-in double oven
- Electric hob
- Stainless steel hood
- ZBB28441SA integrated fridge freezer
- ZDT12011FA integrated dishwasher

Bathrooms, en suites and cloakrooms

- Vitra bath and chrome bath filler
- Vitra close-coupled WC
- Vitra pedestal basin with chrome basin mixer
- Full height tiling to bath and shower enclosure. Half wall tiling to cloakroom basin
- One shaving point per property located in the bathroom or en suite (if applicable)
- Greenwood extractor fans in all bathrooms, en suites and cloakrooms

External

- Turf-planted front and rear gardens – refer to *landscape layout*
- Wooden gates to side access
- 1.8M close board fencing to rear garden
- External tap

Flooring

- We offer ceramic floor tiles as standard or you can choose from a wide range of Amtico wood and vinyl flooring to personalise your home.

Storage

- Fitted wardrobes are the ideal storage solution. We offer bespoke options to suit your needs and ensure that your bedroom is calm and clutter free.

Carpets

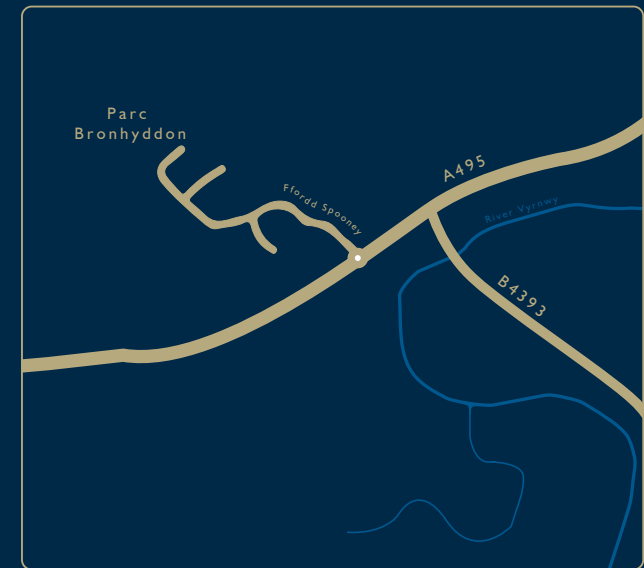
- Our design advisors will guide you through the range of options to help you choose the right carpet for your home.





Parc Bronhyddon

LOCATION MAP | SY22 6DZ



INVITATION TO VIEW

For more information about any of our properties or to book a viewing, please contact the sales office on 01691 677940 or visit www.pickstockhomes.com

Floor plans and illustrations are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate and may be subject to alterations. Every effort has been made to ensure that these plans are accurate as possible at the time of printing. Please ask a development sales advisor for details on specification and plot specific detail. Pickstock Homes reserves the right to vary detail without notice.

The Consumer Code came into force on 1 April 2010. This edition applies to all Reservations signed on or after 1 June 2019. It sets mandatory Requirements that all Home Builders must meet in their marketing and selling of Homes and their after-sales customer service. Home Builders must adopt the standards of good practice, procedures and information detailed in the Guidance against each Requirement, unless they take a different approach that also satisfies the Requirements. More advice is available on the Consumer Code website www.consumercode.co.uk



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