

A decorative flourish consisting of several grey and orange curved lines and swirls, positioned to the left of the main title.

# Mallards Reach

An exciting collection of three and four bedroom  
family homes in Porthcawl

**Bellway**

# A reputation you can rely on

When it comes to buying your new home it is reassuring to know that you are dealing with one of the most successful companies in the country, with a reputation built on designing and creating fine houses and apartments nationwide backed up with one of the industry's best after-care services.

In 1946 John and Russell Bell, newly demobbed, joined their father John T. Bell in a small family owned housebuilding business in Newcastle upon Tyne. From the very beginning John T. Bell & Sons, as the new company was called, were determined to break the mould. In the early 1950s Kenneth Bell joined his brothers in the company and new approaches to design layout and finishes were developed. In 1963 John T. Bell & Sons became part of the public corporate scene and the name Bellway evolved.

Over 60 years of great homes and great service



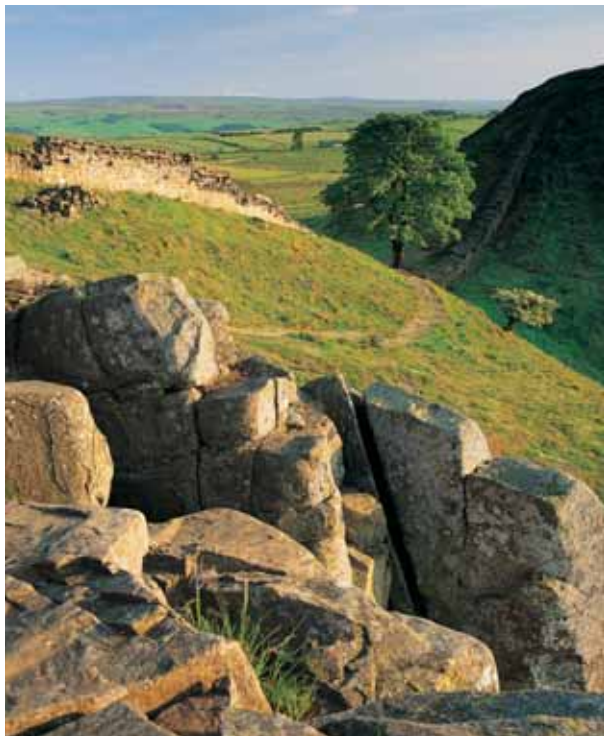
Today Bellway is one of Britain's largest house building companies and is continuing to grow throughout the country. Since its formation, Bellway has built and sold over 100,000 homes catering for first time buyers to more seasoned home buyers and their families. The Group's rapid growth has turned Bellway into a multi-million pound company, employing over 2,000 people directly and many more sub-contractors. From its original base in Newcastle upon Tyne the Group has expanded in to all regions of the country and is now poised for further growth.

Our homes are designed, built and marketed by local teams operating from regional offices managed and staffed by local people. This allows the company to stay close to its customers and take key decisions about design, build, materials, planning and marketing in response to local and not national demands. A simple point, but one which we believe distinguishes Bellway.





## Convenient family living in a seaside location



Mallards Reach is an exclusive collection of three and four bedroom family homes in the charming seaside resort of Porthcawl, where everything you need is on your doorstep.

The main shopping street, packed full of stores, restaurants and bars is only five minutes away and you can enjoy all that the nearby towns of Bridgend and Port Talbot have to offer in just 17 minutes. Via the M4, the buzzing Welsh capital of Cardiff is accessible in around 40 minutes and the lively hub of Swansea is less than half an hour away.

There are various well respected primary schools within a short walk from Mallards Reach, one being the well respected Nottage Primary, boasting extensive grounds and outdoor classroom to bring learning to life. Porthcawl Primary, a secluded school well known for its one-to-one teaching with its pupils. Also St Johns Independent school for ages 2½ to 16.

Porthcawl is the perfect place for entertaining the family, with seven beaches over-looking the Bristol Channel. For swimming and surfing, Trecco Bay is only a stone's throw from your door and holds prestigious Blue Flag status in recognition of the exceptional cleanliness of the water, while on dry land, the Coney Beach amusement park features everything from arcades, side shows and dogdems to white-knuckle and family-friendly rides.

The Parc Slip Nature Reserve in Bridgend offers 300 acres of remarkable habitat to explore, either on foot or via the tranquil cycle route that spans the grounds. In Port Talbot, the Margam Country Park is set within 1,000 acres of breathtaking countryside and has something for everyone; from orienteering and archery to the tree top adventure, Go Ape! The scenic Wilderness Lake covers nearly five acres and is ideal for coarse fishing. Surrounded by woodland, the site is a unique setting in which to relax.

Golfers are also well catered for, with several courses close at hand, including The Grove Golf Club as you enter Porthcawl and the renowned Royal Porthcawl Golf Club that plays host to numerous amateur and professional events each year.







ADDITIONS

make your house your home



# Add the finishing touches

A unique package that offers you the freedom to create your perfect dream home before you even move in.



# Your home. Your choice.



Take advantage of our unique Additions package and create a home that is as individual as you are.

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most importantly of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

## Choose from our range of Additions options covering:

### Kitchens:

- Granite worktops
- Integrated or freestanding washer/dryer
- Built-under double oven or steam oven (where applicable)
- Ceramic hob
- Stainless steel appliances
- Fridge/freezer
- Dishwasher
- Microwave
- Washing machine

### Flooring:

- Choose from carpets, vinyl or ceramic

### Tiling:

- Full and half height tiling
- Comprehensive upgrade options

### Plumbing:

- Water filter tap
- Heated towel rail

### Security:

- Intruder alarms
- Security lights

### Electrical:

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Under-unit lighting
- Shaver socket and light
- Electric powered garage door controls
- Recessed lighting
- Light fittings
- BT and TV points

### Miscellaneous:

- Landscaped gardens
- Fencing to rear garden
- Wardrobes
- Fire and surround
- Bathroom and en suite accessories





# Two great ways to help you move



Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

**The benefits of this amazing deal include:**

- A fair offer for your old home based on an independent valuation
- A decision made usually within 7 days
- No Estate Agents' fees to pay
- A guaranteed price for your old home
- A stress free move for you
- The option to stay in your existing home until your new house is ready
- No advertising fees to pay

## Part Exchange - the simplest and quickest way to move house!



To make the whole process of selling and buying easier, Bellway has put together a range of services. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

**The Advantages:**

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The Estate Agent works harder making your present home a higher priority to sell
- Details of your present home will also be marketed in our sales offices
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly - it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home

# Customer Care

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible

For over sixty years the name Bellway has been synonymous with quality craftsmanship and quality homes; we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams.

From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing customer care and building quality homes is good business sense. However, we are aware that errors do occur and it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.



**Bellway**



# How to find us



Area map



Local map

Maps not to scale

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