



All you need in easy reach.

All you want in a new home.

With its stylish designs - and the energy-efficiency a brand-new home brings - whether you are looking for the ease of modern apartment living or for a two, three or four bedroom house, at Llais Tawe you will find the choice of personal space you are looking for. Located on the east side of Swansea's centre, it is enviably close to some of the best amenities of Wales' second city. Families will find local schooling at both primary and senior level in easy reach of Llais Tawe. There is plenty of entertainment to suit all ages close to hand.

The Parc Tawe Retail Park almost opposite, while Swansea shopping, from the Quadrant Centre, bustling Oxford Street, and names from M&S and H&M to Debenhams and Disney, means city-calibre shopping is on the doorstep, or you can take advantage of the largest indoor market in Wales. There is a Sainsbury's on nearby Quay Parade. When it comes to eating out you will find all the city offers from family-friendly eateries, national chains, bistro restaurants and cafe-bars - with the SAI restaurant and the café quarter of Wind Street for leisurely mornings and lunches, as well as vibrant nightlife when you want to make a night of it. The Parc Tawe complex also features a multi-screen Odeon, Tenpin Bowling and Laserquest, while Swansea's long-established theatres like the Grand offer a great choice of musicals and pantomimes and top acts from the comedy club circuit.

Swansea's excellent sports venues include the Liberty Stadium, home to Swansea City football and the Ospreys rugby teams, offering the chance to watch first-class premier league sports fixtures, also St Helens Cricket Ground is a short distance away. Under a mile from home, the LC leisure complex offers state-of-the-art facilities from the superbly equipped gym to pools, slides and waves. More leisurely waterside relaxation can be found at the chic Maritime Quarter with its bars, restaurants, shops, and award-winning Marina. While life at Llais Tawe means having all this on your doorstep and the stunning scenery and stretches of golden sand of the Gower Peninsula for walks, windsurfing, or just a leisurely summer picnic are just a short journey away.

And when you want to head for the overseas sun, Cardiff International Airport with its destinations from Cyprus to the Caribbean is just 44 miles away. At Llais Tawe you are at the heart of excellent road links, with the M4 close by, while Swansea railway station is within close walking distance, with links to local destinations and to major cities including Manchester, Cardiff, Bristol and London.





Customer Care

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

For 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.

Bespoke Additions is a unique package that offers you the freedom to personalise your new Bellway home, before you even move in.

Our extensive range of options help you to decide whether you want to upgrade the quality fittings we offer as standard or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to the perfect home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

Choose from our range of Bespoke Additions options covering the following areas:

Kitchens: Granite worktops • Integrated or freestanding washer/dryer
• Integrated or freestanding tumble dryer • Built-under double oven • 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
• Tumble dryer vent • Dimmer switches • Recessed lighting • Light fittings • BT and TV points
• **E-LIFE** packages allow potential home owners the opportunity to customise their new homes with distributed audio systems, home cinema and surround sound packages as well as an option which will allow you to set up a home network

Miscellaneous: Landscaped gardens • Fencing to rear garden • Conservatories • Wardrobes
• Furniture package • Fire and surround • Curtain package • Bathroom and en suite accessories
• Full height mirror over bath • Glazed internal doors (houses only)

Although we make every effort to ensure that as many Bespoke Additions choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you talk to our Sales Advisor now.

All Bespoke Additions options are subject to normal Bellway terms and conditions and are limited to our standard variation list. You are advised that Bespoke Additions is subject to build stage. Please consult our Sales Advisor for further details.



**BESPOKE
ADDITIONS**

YOUR HOME, DESIGNED BY YOU

Two great ways to help you move

PART EXCHANGE

The key to an easier 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!

Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development.



To make the whole process of selling and buying easier, Bellway has put together a range of services to make your move as hassle free as possible. 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 and on our website
- 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

The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Designed and produced by thinkBDW 01206 547151 or 020 7758 3510. 121846/09/11.

How to find us



Area Map



Local Map

Maps not to scale

Bellway Homes Ltd, (Wales and West Division)
 Alexander House, Excelsior Road, Western Avenue, Cardiff CF14 3AT
 Telephone 029 2054 4700 Fax 029 2054 4701 www.bellway.co.uk