



ARBOR VALE



Introduction to Arbor Vale

Secluded along a private, tree-lined driveway and set around generous, landscaped gardens, Arbor Vale offers a stylish selection of two, three and four bedroom homes which seek to redefine age-exclusive living.

The site is very well situated, occupying a gently elevated position just off St Andrews Road and enjoying some fine views of the surrounding countryside. It is tucked discretely behind St Andrews Major primary school and nestled next to the popular Dinas Powys Lawn Tennis Club. It is a quiet position from which to enjoy the varied facilities on offer locally including the bowls, golf and rugby clubs, the comprehensive shopping amenities of the village centre and the many country walks on the doorstep.

The Concept

'Retirement' housing is a touch ubiquitous, frankly it has become stigmatised. Age-exclusive housing should be aspiration driven rather than needs driven. At a time when disposable income and available leisure time are at their optimum level, who on earth wants to compromise their lifestyle? If anything, a new home at this stage should be about enhancing this new lifestyle: Well-designed, resort-style living in well equipped, light filled homes within a peaceful, quiet garden setting and with the emphasis on well-being.

That was the thinking behind Arbor Vale; we wanted to offer people the chance to drop a couple of bedrooms and any onerous maintenance responsibilities but without having to compromise on the quality of their living space. We wanted to create an intelligently designed community of like-minded individuals.





Computer generated images are indicative only

The Location

Dinas Powys is a village with a strong sense of identity, smaller than its busier neighbour Penarth, and with its own gentle sense of warm community. Set at the Eastern most point of the Vale of Glamorgan, it can also feel like a suburb of the city of Cardiff and indeed journey time by train from the village to Cardiff Central is just 14 minutes.

This thriving village provides a range of shops, salons, three public houses, cafe and deli. Leisure facilities include tennis, golf and bowling clubs and beautiful walks over the Common and throughout the surrounding woodland. The village is noted for its excellent primary schools.

Dinas Powys is an easy commute from Cardiff, being just 5½ miles south west of the capital city and 9 miles south east of J33 of the M4 motorway.

The village has excellent transport links to the city centre with Dinas Powys railway station providing frequent services to Cardiff and the Vale of Glamorgan. Bus services operated by both Cardiff and Vale of Glamorgan operate within the village.

South Terrace

South Terrace is a crescent shaped block of six apartments, three of each at ground and first floors. Each apartment has its own independent entrance.

Generously proportioned throughout, the apartments include a spacious living room with full height windows to both ends and patio doors leading to a balcony or terrace. The kitchen is open plan and includes a central island with breakfasting bar and a full suite of integrated appliances.

There are two double bedrooms, the master with a balcony or terrace, and there is a large, well-equipped bathroom with extra-wide shower cubicle and free-standing bath.

Each apartment has its own balcony or terrace. The apartments also benefit from their own store within the bicycle storage room beneath North Lodge.

GROUND FLOOR

1. *Living* - 30'3 x 13'4 - 9.23m x 4.06m

2. *Bedroom 1* - 16'7 x 11'8 - 5.05m x 3.57m

3. *Bedroom 2* - 10'7 x 8'10 - 3.22m x 2.6m

FIRST FLOOR

1. *Living* - 30'3 x 13'4 - 9.23m x 4.06m

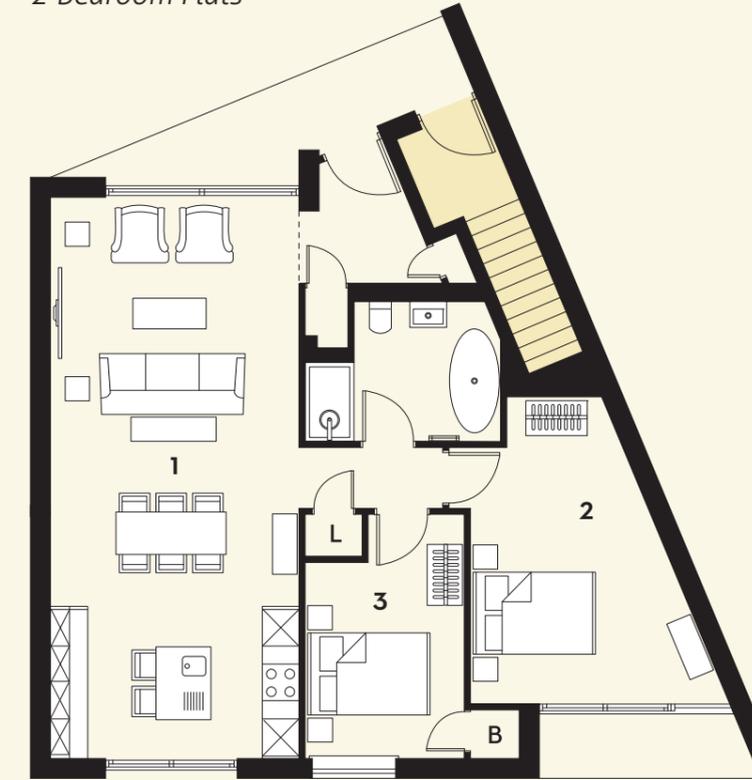
2. *Bedroom 1* - 13'10 x 11'8 - 4.23m x 3.57m

3. *Bedroom 2* - 10'10 x 8'6 - 3.31m x 2.6m

Layouts are indicative only and may be subject to change; all measurements are approximate; any furniture (including wardrobes) is for illustration purposes and is not included in any sale.

Plots 1, 3 & 5

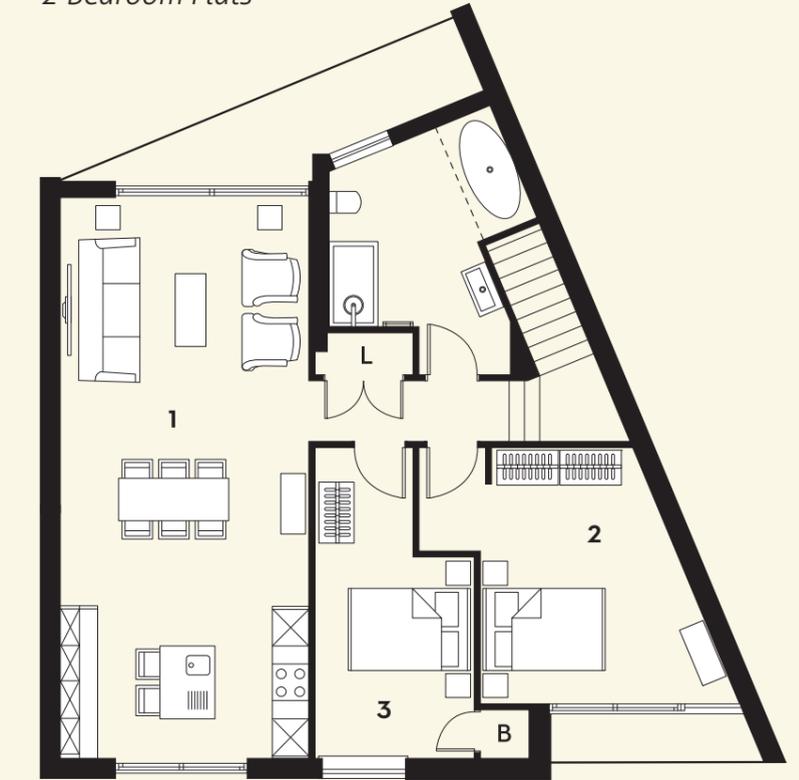
2 Bedroom Flats



GROUND FLOOR

Plots 2, 4 & 6

2 Bedroom Flats



FIRST FLOOR



Kitchens

In many ways the heart of any home, we wanted the kitchens to reflect that the move to Arbor Vale is a right-size more than downsize. The kitchens are modern handleless German units designed in fashionable shades with stone worktops and a full suite of integrated appliances including a wine cooler. The kitchen layouts are considered in detail so that their day-to-day use is efficient. All the kitchens have centre island units making them convivial spaces in which to eat day-to-day and also in which to entertain.

West Terrace

West Terrace is a gently stepped row of seven houses with accommodation arranged over two floors. Each of these houses enjoys a pleasant outlook to the front over the communal garden plus a delightful open outlook to the rear over adjacent countryside.

The ground floor accommodation includes an entrance hall with cloakroom and a large and light living room with full height windows to front and rear and doors leading to the gardens. The sleek modern kitchen is open-plan to the living room and features a complete suite of integrated appliances plus a central island with breakfast bar.

There are three bedrooms on the first floor; a spacious master bedroom with dressing room and en-suite bathroom with shower cubicle and bath plus two further bedrooms and a separate shower room.

These houses each enjoy a small forecourt to the front plus a manageable private patio garden at the rear.

GROUND FLOOR

1. **Living** - 28'10 x 12'11 - 8.78m x 3.94m

2. **Kitchen** - 14'10 x 8'6 - 4.51m x 2.59m

FIRST FLOOR

3. **Bedroom 1** - 11'10 x 12'11 - 3.61m x 3.94m

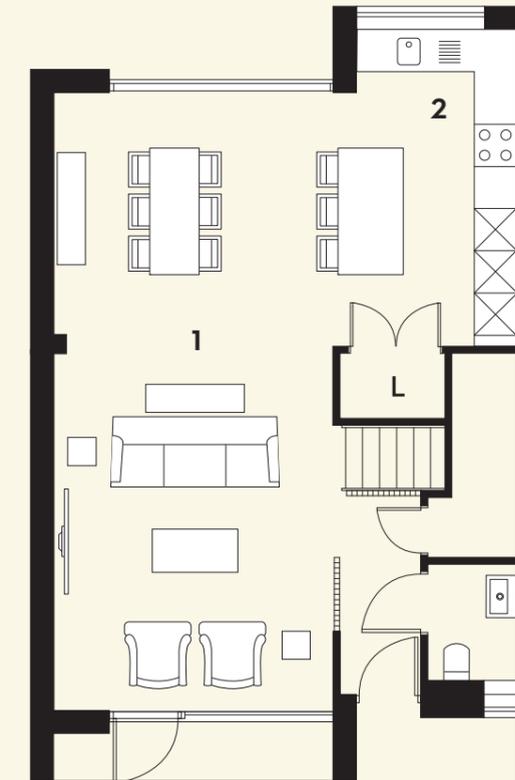
4. **Bedroom 2** - 11'8 x 12'11 - 3.55m x 3.94m

5. **Bedroom 3** - 9'6 x 8'2 - 2.88m x 2.49m

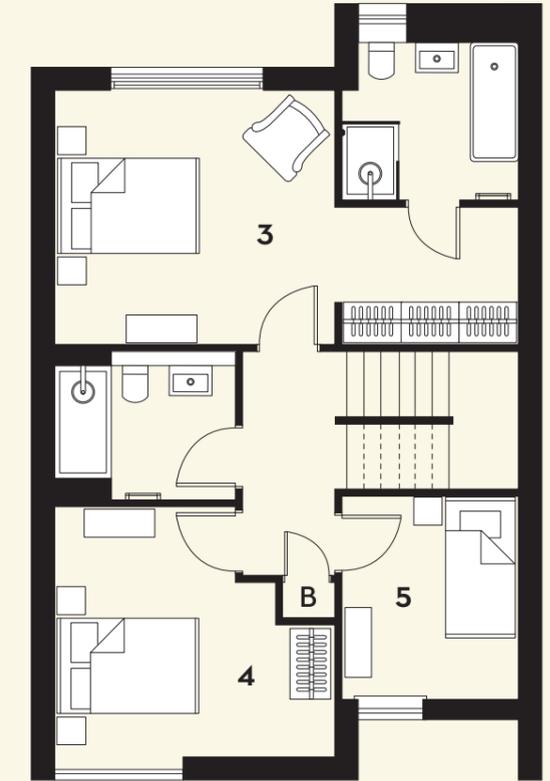
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Plots 7 to 13

3 Bedroom Houses



GROUND FLOOR



FIRST FLOOR



Arbor Vale

St Andrew's Road, Dinas Powys, Vale of Glamorgan CF64 4AT

Please note, the development layout shown are digital illustrations only and may not accurately depict elevation materials, gradients, landscaping or street furniture. Portabella reserves the right to amend the layout and specification as necessary and without notice. Please ask Portabella or our joint agents for further details.

Management Company

All routine maintenance to the building and grounds is overseen by a friendly estate manager who will be on site every weekday for a set number of hours dealing with any issues relating to window cleaning, gardening and communal upkeep and maintenance. These costs will be covered by a monthly service charge, administered by a local property management company.

Tenure

Leasehold, 125 years from 2017. Ground rent £250 per annum.

Age-Exclusive Qualifying Criteria

Arbor Vale is designed for people aged 50 or over. It is an essential requirement that at least one party is a minimum of 50 years old. A younger spouse can also occupy on a permanent basis but nobody under the age of 18 can be a permanent resident.

St Andrew's Road

North Lodge

Occupying the entire first floor of a detached building, North Lodge is a unique two-bedroom apartment offering very spacious accommodation.

A real one-off apartment, North Lodge offers a vast living space with a wall of sliding windows opening onto a full width balcony and enjoying elevated surrounding views. The stylish kitchen is open plan and includes an island unit with breakfast bar.

There are two bedrooms and a spacious well equipped bathroom with shower and bath.

North Lodge has a storage room within the storage area located at the lower ground floor of the building.

GROUND FLOOR

1. **Living** - 24' x 16'7 - 7.33m x 5.05m

2. **Kitchen** - 13'10 x 7'11 - 4.2m x 2.4m

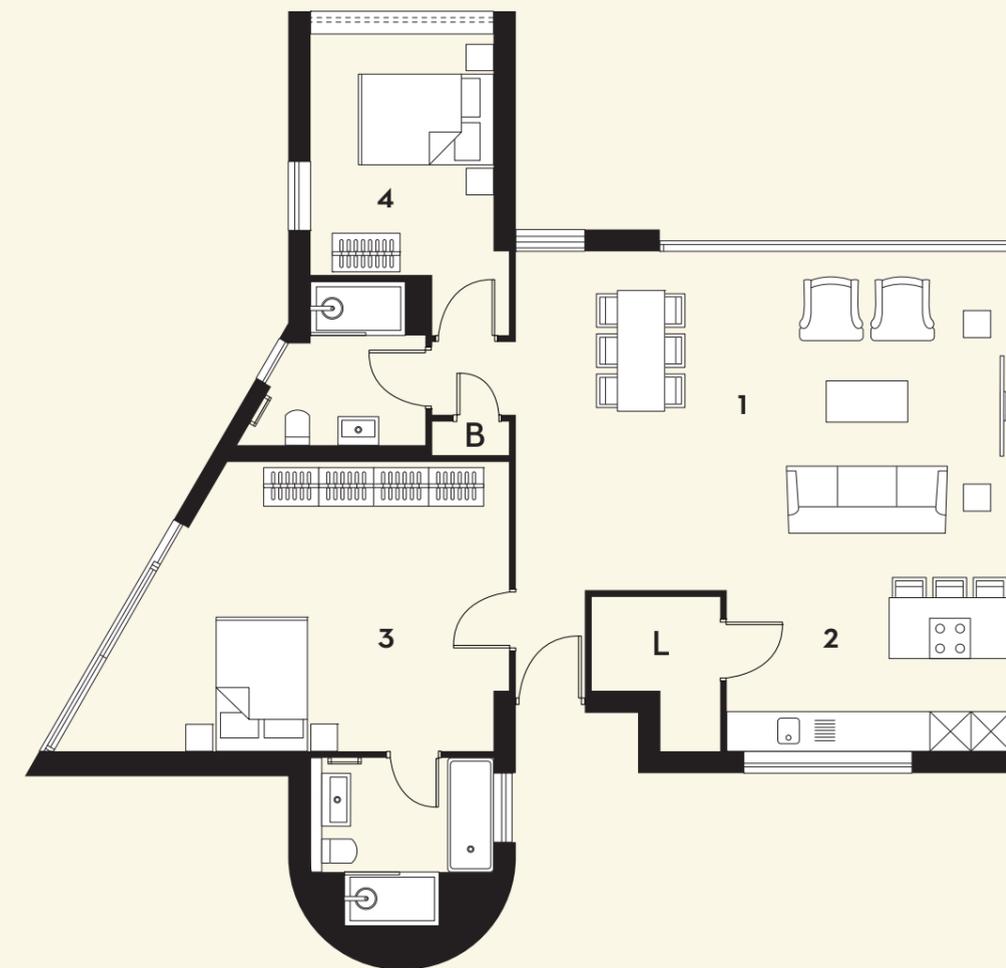
3. **Bedroom 1** - 21'6 (max) x 14'2 - 6.54m x 4.31m

4. **Bedroom 2** - 11'10 x 8'11 - 3.6m x 2.71m

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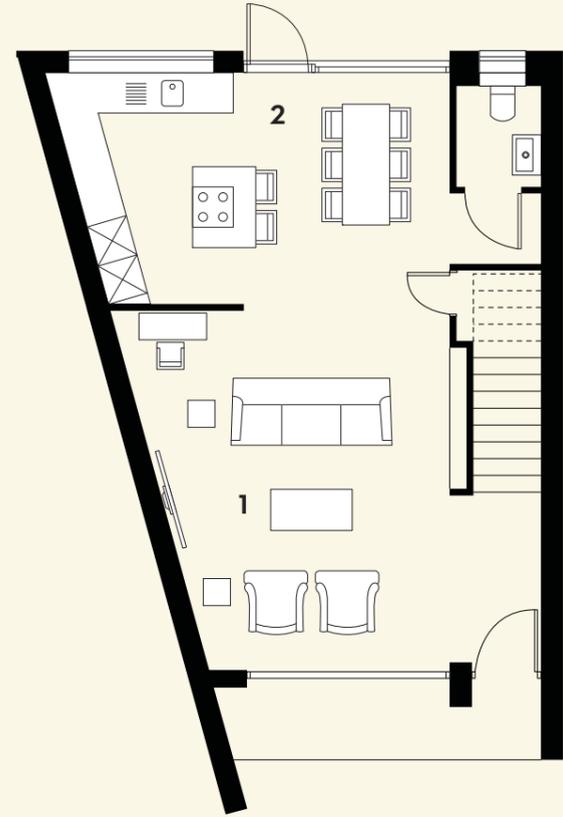
Plot 14

2 Bedroom Flat

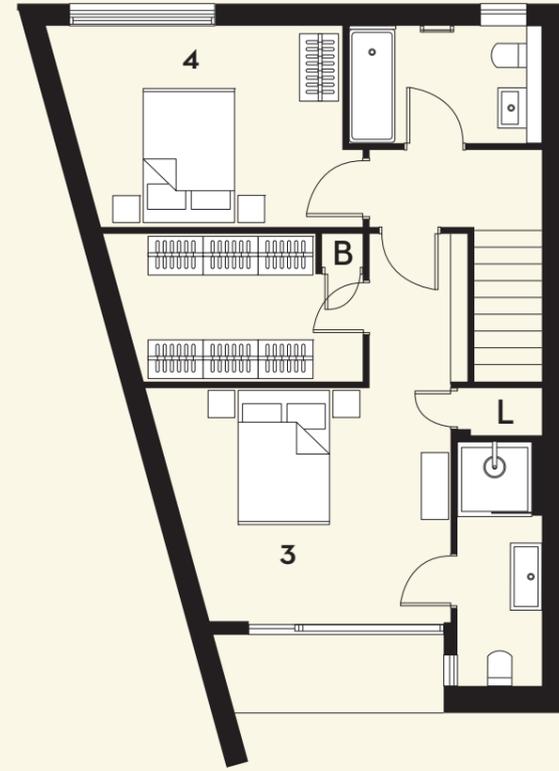


Plots 15 to 19

2 Bedroom Houses



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

1. *Living* - 17'7 x 12'10 - 5.35m x 3.9m

2. *Kitchen* - 16'3 x 11'4 - 4.95m x 3.45m

FIRST FLOOR

3. *Bedroom 1* - 14'9 x 11'6 - 4.51m x 3.52m

4. *Bedroom 2* - 14'5 x 9'10 - 4.39m x 3m

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North Terrace

North Terrace, at the top of the site, is a commanding crescent-shaped row of two bedroom houses taking advantage of their elevated position to enjoy far-ranging views over the site and surrounding area towards the distant coastline.

The ground floor is a lovely, fluid open plan space with full height glazing to front and rear and patio doors leading out to the terrace. The comprehensively fitted kitchen with its range of built-in appliances is also open plan to the room.

On the first floor are two bedrooms, the master suite has its own large dressing room and en-suite shower room and there is a separate bathroom with bath.

Outside, the houses have a terrace area to the front and a private rear garden.

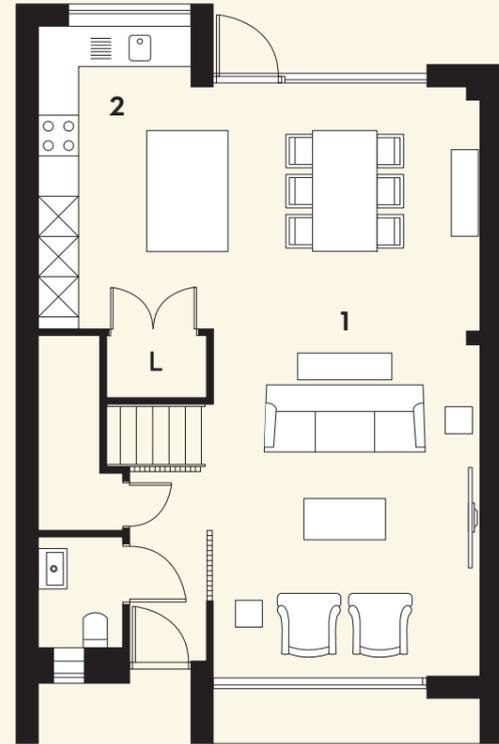
Bathrooms

In any new home it's often the kitchens and bathrooms that separate the wheat from the chaff. Each of the bathrooms at Arbor Vale has a bespoke design with many elements combining to deliver a luxurious boutique effect. The Portabella design team have a long-standing relationship with upmarket manufacturer Roca/Laufen and each bathroom's suite and taps is handpicked from their current selection. Feature wall tiles are used to complement the room and use will be made of rich colours and lighting to augment the scheme.

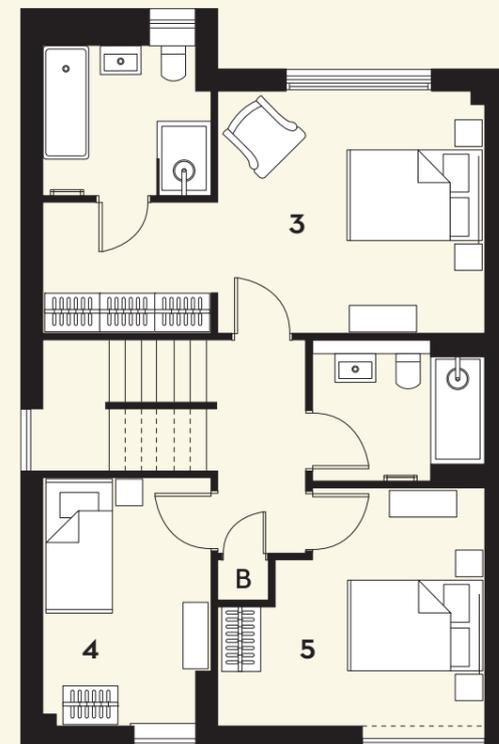


Plots 20 to 24

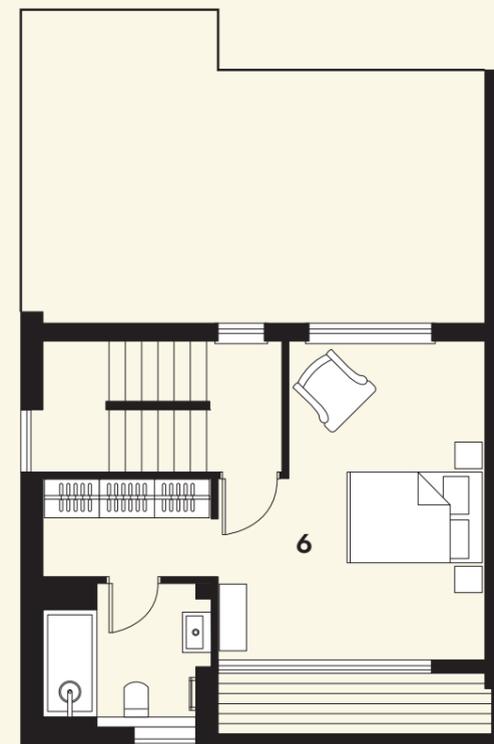
4 Bedroom Houses



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

GROUND FLOOR

1. *Living* - 28'10 x 12'11 - 8.78m x 3.94m

2. *Kitchen* - 14'10 x 8'6 - 4.51m x 2.59m

FIRST FLOOR

3. *Bedroom 1* - 11'10 x 12'11 - 3.61m x 3.94m

4. *Bedroom 2* - 12'2 x 8'2 - 3.7m x 2.49m

5. *Bedroom 3* - 11'8 x 12'11 - 3.55m x 3.94m

SECOND FLOOR

6. *Bedroom 4* - 15'7 x 13'0 - 4.75m x 3.95m

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East Terrace

Backing onto the tree-lined driveway and overlooking the communal gardens, East Terrace is a gently stepped mews of five houses, each offering four bedrooms over three floors.

The large and light ground floor is arranged in a fluid open-plan design with the living room having full height windows to front and rear with doors leading out to the gardens. The well-equipped kitchen features a central island with breakfast bar and a whole suite of integrated appliances.

There are three bedrooms on the first floor, the master featuring a dressing room and en-suite bathroom plus a separate shower room. On the second floor is a further bedroom suite which has its own dressing room and en-suite bathroom. This private suite also has access to a west-facing balcony which looks set to enjoy some excellent views.

These houses each enjoy a small forecourt to the front plus a manageable private patio garden at the rear.

GENERAL SPECIFICATION

Concept, interior and specification by Portabella

A development of 24 plots comprising two, three and four bedroom houses alongside two bedroom apartments

Complete 10 year warranty against structural defects provided by Premier Guarantee

Parking provided per plot with some additional visitor parking

KITCHEN

German engineered rigid, handle-less kitchen

Composite stone work-surface, engraved drainer board and up-stands

Induction hob and ducted extractor fan

Fully integrated Bosch appliances; including a fridge freezer and dishwasher to apartments, larder fridge and freezer units to all 3 and 4 bedroom houses

Double ovens in 3 bedroom and 4 bedroom houses and single ovens to smaller units

Wine cooler provided by Caple

Undermount stainless steel 1 and ½ bowl sink with chrome mixer tap

BATHROOM

Bespoke bathrooms designed by Portabella

Choice of luxury Expona floor finish

Feature wall tiles

Sanitaryware and brassware provided by Roca/Laufen

Mounted wall lighting

Baths in all plots

Extra wide shower cubicles to selected plots

Vanity unit or mirrored cabinet, including shaver point

HEATING/LAUNDRY

Gas central heating with radiators provided by Quinn

Electric towel rails in bathrooms and shower rooms

Separate Laundry Cupboard, plumbed for washing machine complete with hot water cylinder

Underfloor heating to all ground floors

WINDOWS & DOORS

Double glazed windows and external doors

Composite front doors with chrome handle

Double-glazed aluminium windows and sliding doors (where applicable)

Solid internal doors, except for frosted doors to bathroom/en-suite

Full height windows and sliding doors

DECORATION

Painted finished in colours selected by Portabella

Choice of Expona floor finishes to kitchen, living area and hallway

Designer slatted staircase to 2, 3, 4 bedroom houses

Contemporary architectural detailing to door frames, architrave and skirting

ELECTRICAL & SECURITY

Low energy lighting throughout

Mood lighting, with recessed down lights and pendant lighting to bedrooms and above kitchen island

5-amp lamp sockets in sitting room and bedrooms

Mains linked smoke detection

Television points to all rooms

Telephone points with wiring for BT Internet

EXTERNAL

Landscaped communal areas

Mixture of external finish; cladding, render and brickwork

Communal bike store and storage area for each apartment

Terrace or balcony area to majority of plots



Portabella

We're Portabella, a Cardiff-based independent boutique property company with a track record of delivering intelligently designed homes of quality and style with that little bit of extra added luxury.

At Portabella, every development starts with a blank sheet of paper. We aren't a national housebuilder applying standard designs to multiple sites, we're a niche developer offering bespoke designs created individually for each site.

We've been involved in a number of award-winning developments within the Cardiff area, more details of which can be seen on our website at portabella.co.uk





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PORTABELLA

Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a guide and Portabella reserves the right to amend the specification as necessary and without notice.

This does not constitute or form any part of a contract or sale.