

# Awel y Môr

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Swansea

A collection of 3 & 4 bedroom houses in Swansea



## A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 70 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process fairer and more transparent for purchasers.



Over **70**  
YEARS of QUALITY  
SINCE 1946



## Beautifully styled in every way

Welcome to Awel y Môr – a collection of 3 and 4 bedroom homes that have been beautifully designed, inside and out, from the relaxed layouts and living space opening out to the garden to their energy-efficiency credentials. Located in Sketty, and just minutes from the centre of Swansea, you will find local and wider city shopping and entertainment on the

doorstep. A University town with a vibrant waterfront, Swansea is also seeing exciting new regeneration projects bringing modern 21st Century hubs with shops, cafés and boutique cinema to the city centre. Add excellent connections with easy access to the M4 and direct rail connections to major cities. At Awel y Môr modern living is a breeze.





# Be inspired by your surroundings all year round

Swansea's castle fortress has seen sieges and centuries of change. Today it is a place to sit at its cascading waterfall in a city that celebrates the past and welcomes the new. A Sketty store has been baking Sicilian and Welsh sourdough breads and their famous chocolate truffles for decades, while Wales' largest market, Swansea Market is internationally renowned for its laverbread and fresh produce. The town is home to Tesco and Sainsbury superstores, while the Quadrant Mall and Oxford Street have top names such as Debenhams and Pandora, M&S and H&M. And with cafés, cosmopolitan cuisine from Portugal to Istanbul, and chains like Pizza Hut and Ask, the only question is where to choose.

With several schools including Sketty primary, Bishop Gore, Dylan Thomas, and Olchfa at senior level, and Gower FE College in the vicinity, Awel y Môr is ideal for family life. Out of school, Swansea offers leisure options from multi-screen Odeon and Vue to the Grand Theatre – or enjoy drama on the pitch at Liberty stadium, home of Swansea City Football Club and the Ospreys rugby team.

The LC Swansea offers state-of-the-art gym, 130 fitness classes, and Wales' biggest indoor waterpark with Boardrider indoor surf machine. Or head to the Gower Peninsula's coastline for surf schools and surfers catching the breaks at Llangennith. An Area of truly Outstanding Natural Beauty, it is the place for a walk along the cliffs, a picnic on stunning Rhossili Bay, or an ice-cream at The Mumbles with panoramic views across Swansea Bay.

The Family Concert is a highlight of Swansea International Festival as the BBC National Orchestra of Wales brings music afternoons in a fun and friendly atmosphere at Brangwyn Hall, or catch top names like Olly Murs and the National Orchestra and Chorus of Wales for a sing-along in Singleton Park. The parks are places to enjoy all-year-round. Take a dragon or swan pedalo ride, play crazy golf, or sip coffee amongst the scents and colours of the Botanical Gardens wildflower meadows. In autumn share the pathways with squirrels, or gaze at the Japanese bridge and gorgeous golds and fiery reds at Clyne Gardens, while winter sees the National Waterfront Museum grounds transformed into the town's popular Winter Wonderland with a children's ice-rink - the only one in Wales - and funfair and festive Alpine cabins for everyone to enjoy.



Awel y Môr brings together modern design, thoughtful layout, and pristine finish in an exceptional collection of 3 and 4 bedroom homes in Swansea.





From concerts in Singleton Park to watching waves lapping on golden sands, this is a place to enjoy an exceptional lifestyle.

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Make your new home  
as individual as you are

*Additions*



## Your home, your choice

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 important 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 work surfaces
- ~ Integrated or freestanding appliances
- ~ Built-under double oven or steam oven\*
- ~ Ceramic hob
- ~ Fridge/freezer
- ~ Dishwasher
- ~ Washing machine

### 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\*
- ~ Light fittings
- ~ BT and TV points

### Flooring:

- ~ Choose from carpets, vinyl or ceramic

### Tiling:

- ~ Full and half height tiling
- ~ Comprehensive upgrade options

### Plumbing:

- ~ Water filter tap
- ~ Heated towel rail

### Miscellaneous:

- ~ Landscaped gardens
- ~ Fencing to rear garden
- ~ Wardrobes
- ~ Fire and surround
- ~ Curtains and blinds

\* Where applicable



Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.



# Making your move easier

## PART EXCHANGE

### We'll buy yours so you can buy ours

Part Exchange allows you to sell your current property and buy a brand new Bellway home in one simple move. There are no estate agents' fees or advertising charges and a fair offer will be made on your existing home based upon an independent valuation.

Take the stress and uncertainty out of selling your home with Bellway Part Exchange and you can even remain in your current property until your brand new home is ready to move into.



Cefnogiwr gan  
Lywodraeth Cymru  
Supported by  
Welsh Government

## HELP TO BUY-WALES

### Buy with just 5% deposit

Help to Buy-Wales is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £300,000.

## EXPRESS MOVER

### We'll help you sell and buy

Express Mover is a great solution if you want to buy a new Bellway home but have not yet sold your own house.

A respected local estate agent will be used to market your home at an agreed price. You can trade up, down or sideways and can still use the scheme even if you do not live within the area. Bellway will work with the estate agent to promote the sale of your home as well as paying your estate agents' fees.

Please note 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. Help to Buy is subject to eligibility and may not be available on this development. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%.

# Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide 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 high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

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 support that is specifically tasked to respond to all customer enquiries.

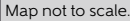
We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

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.

Over **70**  
YEARS of QUALITY  
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

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 do not constitute a contract, part of a contract or a warranty.



# Bellway