

LONGSHORE

An aerial photograph of a beach with turquoise waves crashing onto the sand. The text is overlaid on the right side of the image.

AN EXQUISITELY
DESIGNED COLLECTION
OF 15 CONTEMPORARY
COASTAL DWELLINGS



SLEEK, ELEGANT & REFINED

Welcome to Longshore, an exquisitely designed collection of 15 contemporary coastal dwellings set in the charming, seaside village of Aberporth, West Wales.

Echoes of surrounding nature and woodland emerge from the wooden-clad and stone facades of these spacious and welcoming family homes while breathtaking views across the bay can be enjoyed from the style and comfort of design excellence.

Longshore sets a new standard in coastal living, making it one of the most desirable residential developments in Wales.



Computer generated image is indicative only

THE SCHEME

Situated on Ffordd Newydd, Longshore offers a selection of two, three and four bedroom family homes with breathtaking views across the Irish Sea. Set on the edge of a fully preserved, established woodland, private gardens extend to the rear and secure, off-road parking is allocated.

It's the blend of sustainability, superior design, luxury detailing and location that sets it apart from the crowd.



LONGSHORE

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







THE LOCATION

Aberporth is an idyllic village which sits on the stunning Ceredigion coastal path.

It boasts two Blue Flag sheltered, sandy beaches - one of which is dog-friendly all year round - and is surrounded by spectacular, panoramic views and an abundance of wildlife. It's no surprise that Aberporth is one of the most sought-after locations in Wales. For a small, seaside village, it serves up an impressive array of pubs, cafés, bars and restaurants including the highly recommended The Boy Ashore, where you can enjoy fresh, delicious locally caught lobster and crab, washed down with a fabulous craft beer.

And just a few miles down the coast is the old market town of Cardigan. Its historic castle - which won Channel 4's Great British Buildings Restoration of the Year in 2017 - is a vibrant music venue. Meanwhile, the castle restaurant, Cegin 1176, is just one of the many independent eateries in town. Along with Yr Hen Printworks, the Copperpot and the famous Pizzatipi, helping Cardigan become something of a foodie destination in West Wales.

Aberporth has a thriving local

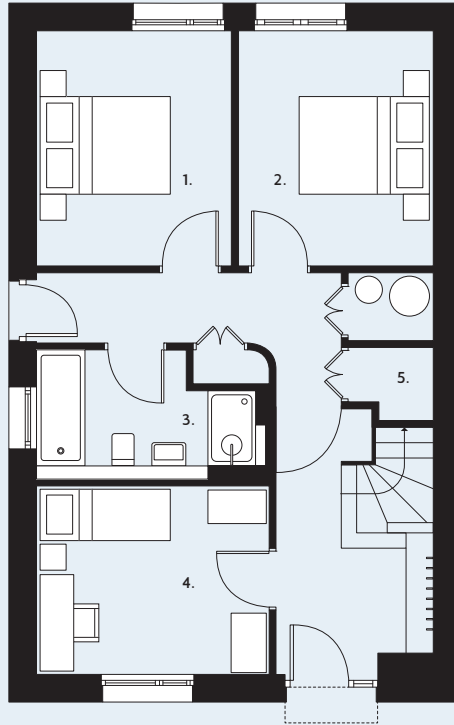
community, which welcomes a seasonal tourist population to enjoy its renowned beaches and incredible, unspoilt coastline. With boat trips and a host of water sports, including canoeing and paddle boarding, it has much to offer. For wildlife, head for the accessible coastal path which winds along the headland to spot meadow pipits, choughs and bottlenose dolphins.



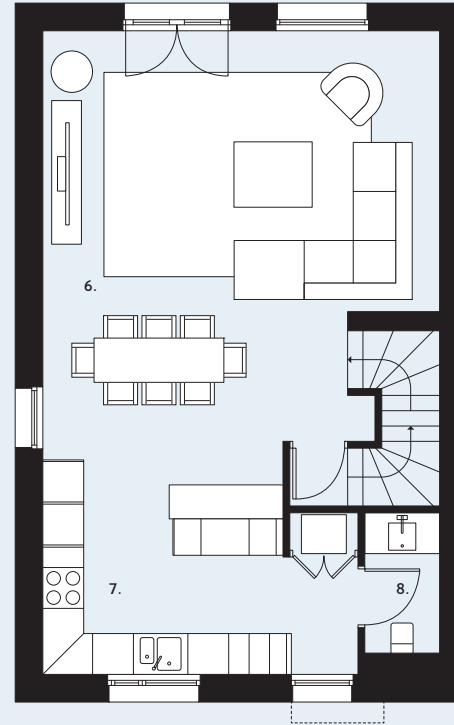
TYPE A

Computer generated image is indicative only

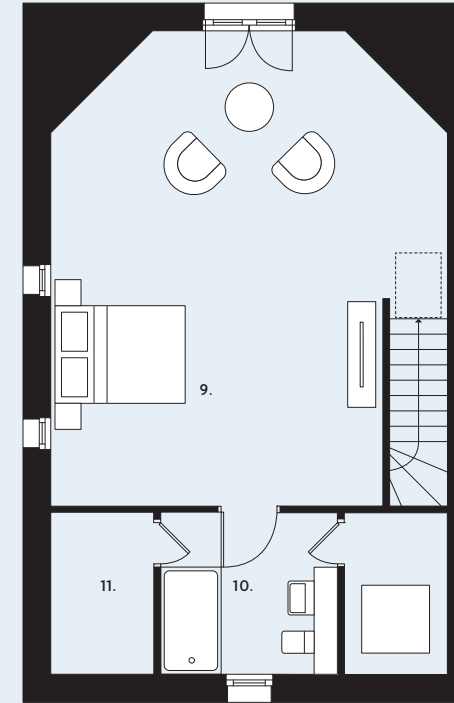
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



52.1325°N, -4.5438°W



TYPE A
PLOT 3,4,5,6,12,13

1. Bedroom 1	2.86m	3.45m
2. Bedroom 2	2.86m	3.45m
3. Bathroom	3.22m (max)	1.90m
4. Bedroom 3	3.42m	2.77m
5. Store	1.25m	1.07m
6. Living Room	5.83m	5.88m (max)
7. Kitchen	4.63m	3.42m
8. WC	1.10m	2.06m
9. Bedroom 4	5.83m	6.98m (max)
10. En suite	2.59m	2.37m
11. Store*	1.51m	2.37m

*Restricted headroom

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and evermôr reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale.

🛏 4 Bedrooms

🚿 2 Bathrooms

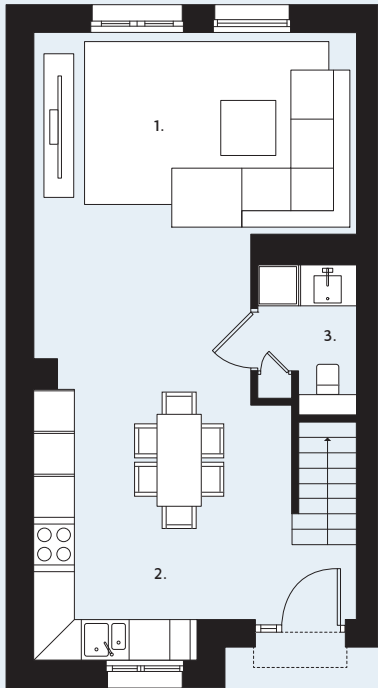
Gross internal area (GIA): 158.73 m²

TYPE B

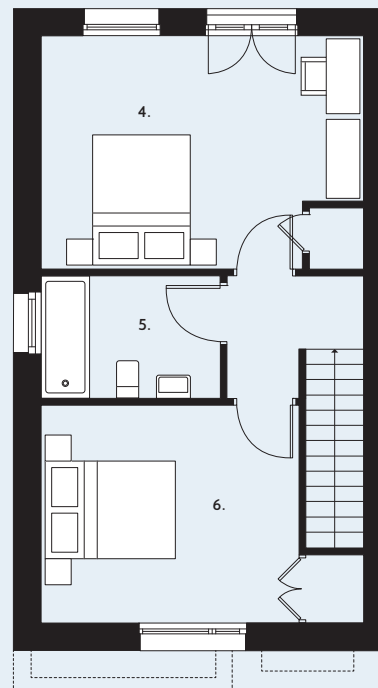
Computer generated image is indicative only



GROUND FLOOR



FIRST FLOOR



52.1325°N, -4.5438°W



TYPE B PLOT 14 & 15

1. Living Room	4.74m	5.22m (max)
2. Kitchen	3.79m	4.00m
3. WC	1.45m	1.56m
4. Bedroom 1	4.74m	3.31m (max)
5. Bathroom	2.63m	1.91m
6. Bedroom 2	3.79m	3.20m

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and evermôr reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale.

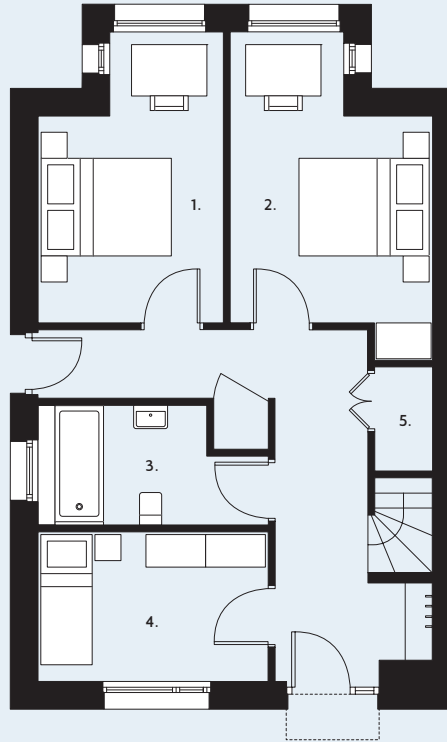
🛏 2 Bedrooms

🚿 1 Bathrooms

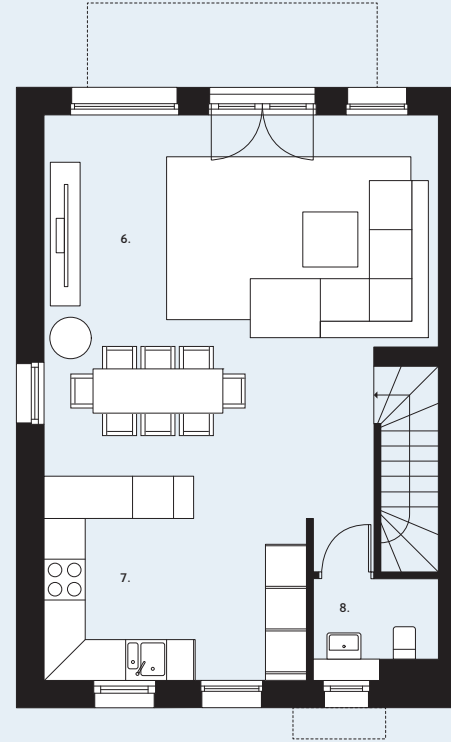
Gross internal area (GIA): 83.27 m²



GROUND FLOOR



FIRST FLOOR



52.1325° N, -4.5438° W



TYPE C PLOT 1,2,7,8

1. Bedroom 1	2.72m (max)	4.27m (max)
2. Bedroom 2	2.97m (max)	4.27m (max)
3. Bathroom	3.38m (max)	1.75m
4. Bedroom 3	3.38m	2.20m
5. Store*	0.85m	1.52m
6. Living Room	5.79m (max)	4.91m (max)
7. Kitchen	3.85m	3.39m
8. WC	1.83m	1.49m

*Restricted headroom

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and evermôr reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale.

🛏 3 Bedrooms

🚽 1 Bathrooms

Gross internal area (GIA): 100.09 m²

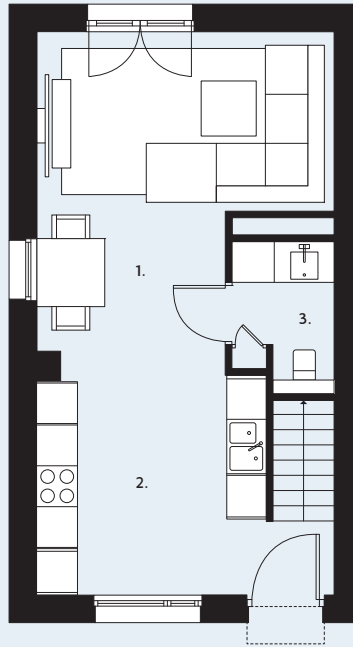


TYPE D

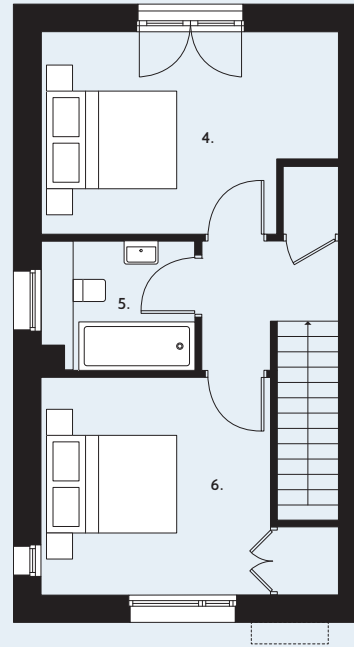
Computer generated image is indicative only



GROUND FLOOR



FIRST FLOOR



52.1325° N, -4.5438° W



TYPE D PLOT 9,10,11

1. Living Room	4.37m (max)	5.04m (max)
2. Kitchen	3.37m	3.23m
3. WC	1.50m	2.23m (max)
4. Bedroom 1	4.37m	2.98m (max)
5. Bathroom	2.26m	1.89m
6. Bedroom 2	3.37m	3.20m

Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and evermôr reserves the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract of sale.

🛏 2 Bedrooms

🚿 1 Bathrooms

Gross internal area (GIA): 72.36 m2



THE DETAIL

Sometimes it's the smallest things that make a house a home, and at Longshore it's certainly all in the details.

Many of the UK and Europe's leading specialists and manufacturers are providing the separate elements that together will create contemporary living at its finest.

Outdoor space is complemented by natural stone elevations with well-considered, landscaped gardens while an outdoor, cold-water shower awaits your return from a trip to the beach.

Indoors, think underfloor heating, award-winning kitchens manufactured in Wales by Sigma 3 with integrated Neff

appliances, well-designed bathrooms with Ideal Standard Atelier feature sanitaryware and other interior design touches that create timeless spaces.

Each home will be powered by renewable energy through air source heat pumps and come with optional vehicle charging points, achieving the highest building control standards.

Every detail has been considered. These are homes for those who truly appreciate architecture and design and a seriously impressive location.

EXTERNAL

Mix of composite cladding, render and stone elevations with composite slate roofs	Rear gardens laid to lawn with fenced enclosure and paved patio
Landscaped front garden	Front porch light
Rear garden lights	Outside cold water shower in rear garden
External power point to rear garden	Optional 7Kw EV Charging Point

KITCHEN

Beautifully designed contemporary H-Line kitchens by Sigma 3 kitchens Ltd. A choice of 4 beautifully created colour schemes and finishes (subject to build program)	Integrated Neff appliances to include a fridge freezer, single oven, combi microwave, dishwasher, 60cm/80cm induction hob and integrated extractor fan (subject to house type layout)
Selection of handle rail and handle option, dependent on kitchen style	Choice of Sigma 3 Milano and Ligna, 20mm & 39mm high pressure laminate worktops, upstands and splashback
Exclusive integrated Velabin base unit	Cabinet lighting to underside of wall cupboards
Caple Silgranite Inset Sink & Aspen Single Lever Tap	

ELECTRICAL & SECURITY

Pendant light fitting to lounge, hallway, kitchen island, dining area and bedrooms	BG Electrical decorative curved sockets and switches, USB sockets in lounge, kitchen and master bedroom
Recessed ceiling spotlights in all other areas	5 amp lamp sockets to lounge and two principal bedrooms
Shaver sockets to bathrooms	Lounge to feature media plate with provision for SKY TV
Hard wired wifi extender	Mains wired smoke alarm
Telephone sockets in sitting rooms and master bedroom	

HEATING & LAUNDRY

Air Source Heat Pump with underfloor heating	
Laundry Cupboard plumbed for automatic washing machine/dryer	Smart thermostat heated electric towel rails to bathrooms

BATHROOMS

Evermôr designed bathrooms using Ideal Standard Atelier to feature sanitaryware	Contemporary taps in a choice of finishes - matt black, chrome or brushed steel
Selection of tiles with complementary wall colour	Electric heated towel rads in a choice of black or chrome
Complementary ceramic tile flooring	Shower trays with fixed screen or sliding door dependent on house type
Feature mirror to all WC's and bathrooms	Square edge bath screens

FIXTURES, FITTINGS & FINISHES

uPVC double glazed windows, uPVC double glazed doors to Lounge	Elka luxury vinyl tile throughout ground floor, two colour options
Composite front door	Woodwork painted in eggshell
Optional feature T&G wall paneling to ground floor painted in matt vinyl	Staircase design, square edge treads, newels and spindles painted in Dulux dark grey
Serrozetta hardware Trend Line Lever on Rose door handle in choice of finishes - matt black, polished chrome, stainless steel or brass	XL Suffolk Fire Doors
	Privacy lock to WC bathroom doors to match hardware

THE SPECIFICATION



Computer generated image is indicative only

evermôr.

Evermôr is a niche property developer that marries contemporary design-led homes and exquisite architectural spaces with extraordinary locations. And this is executed with environmental sustainability at its core.

With a commitment to excellence and a desire to set bold standards in the design and build world, Evermôr is becoming synonymous with quality and creating your forever home.

Evermôr is part of the Jones Brothers Group which has recently surpassed its 50th anniversary and has an enviable track record for delivering projects to the highest standards.



Computer generated image is indicative only

THE GREENROOM

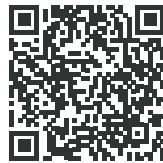
For more information contact

The Greenroom on;

01792 986 099

info@thegreenroomhomes.com

evermor.uk



For **evermôr.**

Whilst every effort has been made to ensure that the information in this brochure is correct, it is designed specifically as a guide and Evermôr reserve the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract or sale.

