

CARN Y CEFN

Ebbw Vale · Gwent



Persimmon
Together, we make a home.

TOGETHER, WE MAKE A HOME.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Persimmon defect cover
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings



OUR STAR RATING

We’ve been awarded a five star rating by the Home Builders Federation in their 2022 survey.

HERE TO HELP

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



PART EXCHANGE

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



HOME CHANGE

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



HELP TO BUY

This Government-backed equity loan scheme enables you to move with just a 5% deposit.

If you’re buying in London, Scotland and England, the schemes are different. See persimmonhomes.com/help-to-buy for more information about these schemes.



OUR PLEDGE TO YOU

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of the pledge, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.



Becoming part of the scenery

While we may have over 400 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.



Always by your side

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our **two-year Persimmon warranty**, which runs alongside a **ten-year insurance-backed new homes warranty**.



Carn y Cefn

Ebbw Vale · Gwent



Carn y Cefn at a glance:

- 👉 Collection of 2, 3 & 4 bedroom homes
- 👉 222 brand new homes
- 👉 Just 1.2 miles to Ebbw Vale Town train station
- 👉 Lovely semi-rural setting
- 👉 Good local amenities

LOVELY SEMI-RURAL SETTING

Carn y Cefn is our collection of two, three and four bedroom homes located on the southern reaches of Ebbw Vale in South Wales. Situated in a picturesque location, our new development is ideal for first time buyers and growing families alike.

Nestled in a valley that borders the Brecon Beacons, Ebbw Vale is close to Merthyr Tydfil and just a 45-minute drive north of Cardiff and Newport.

Carn y Cefn is just 3.5 miles from Festival Park; here you'll find a selection of popular shops plus a range of outdoor activities for all ages including super tubing, an impressive adventure castle and an owl sanctuary. For other fun days out locally, EGNi Fitness Fun has an exciting ninja obstacle course and Cragfit climbing gym with over 1500sq ft of bouldering and roped climbing walls.

Other local activities include the Big Pit National Coal Museum (8.5 miles to the east), where you can learn about the Big Pit and go underground to discover more about the area and its past. Plus for outdoor sports there's West Monmouthshire Golf Club (3.6 miles), Ebbw Vale Cricket Club (1.4 miles) and Ebbw Vale Rugby Football Club (0.8 mile) right on your doorstep.

Ebbw Vale has a choice of supermarkets where you can pick up all your day-to-day essentials.

Morrisons and a Tesco Superstore are both under a mile from Carn y Cefn. A little further afield to the south you'll find a collection of shops including Iceland Foods, ALDI and a selection of useful day-to-day shops ranging from hairdressers to a Post Office.

A great choice of local schools

Ebbw Vale has schools for all ages including Willowtown Community Primary School (0.9 mile), All Saints RC Primary School (1.2 miles), Glanhwy Primary School (1.6 miles), and Pen y Cwm Special School (2.6 miles). For older children, Tredegar Comprehensve School (2.5 miles), and for further education the University of South Wales Treforest campus (20.7 miles).

Carn y Cefn will contribute to local schools and provide public open spaces on the development. This, alongside its great location, close proximity to Ebbw Vale and range of stylish modern homes, means Carn y Cefn could have just what you're looking for.

JUMP IN THE CAR AND START EXPLORING:

- Ebbw Vale Town train station | 1.2 miles | 4 mins
- A465 | 1.4 miles | 4 mins
- A470 | 9.3 miles | 13 mins
- M4 Junction 32 | 28.3 miles | 35 mins
- Cardiff airport | 40 miles | 57 mins



SITE PLAN

CARN Y CEFN EBBW VALE



KEY

- The Alnwick (2)
- The Hanbury (3)
- The Stafford (3)
- The Souter (3)
- The Sutton (3)
- The Hatfield (3)
- The Clayton (3)
- The Clayton Corner (3)
- The Longthorpe (4)
- The Lumley (4)
- The Chedworth (4)
- Affordable Housing

(3) indicates number of bedrooms



Former Rhyd Y Blew Ponds

Community Hospital



Sportsfield

Gas Governor

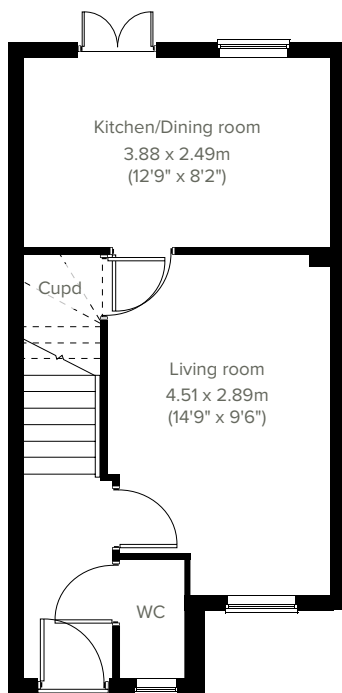


ALNWICK

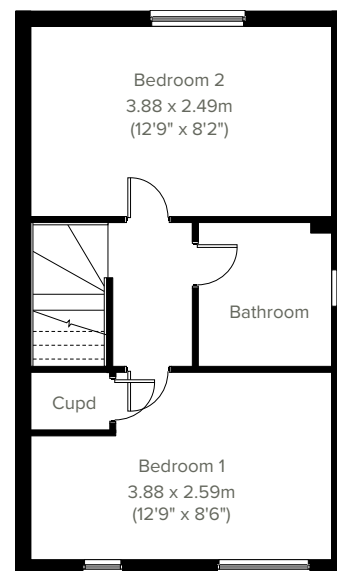
2 bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	82
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Wales	EU Directive 2002/91/EC

Perfectly-proportioned, the Alnwick has a stylish open plan kitchen/dining room with French doors leading into the garden, two double bedrooms, a good-sized living room and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



Ground floor



First floor

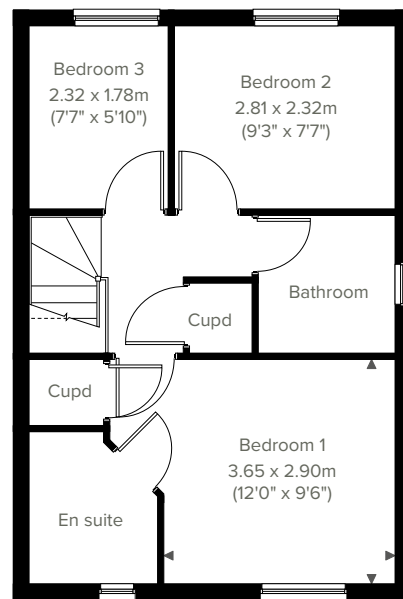
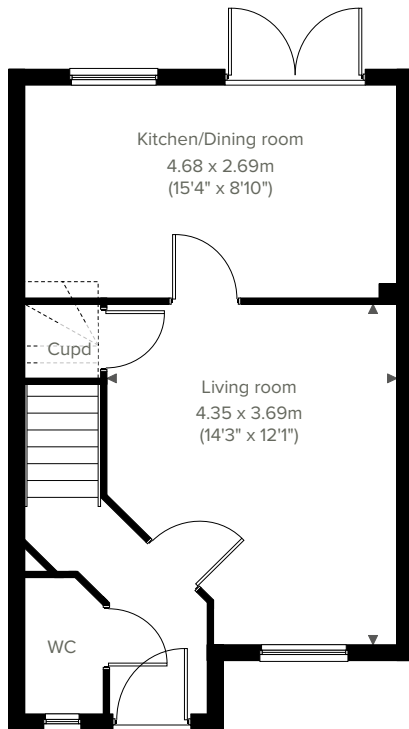
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HANBURY
3 bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	83
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	Not energy efficient - higher running costs
Wales	EU Directive 2002/91/EC

The popular Hanbury is a three-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, three handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



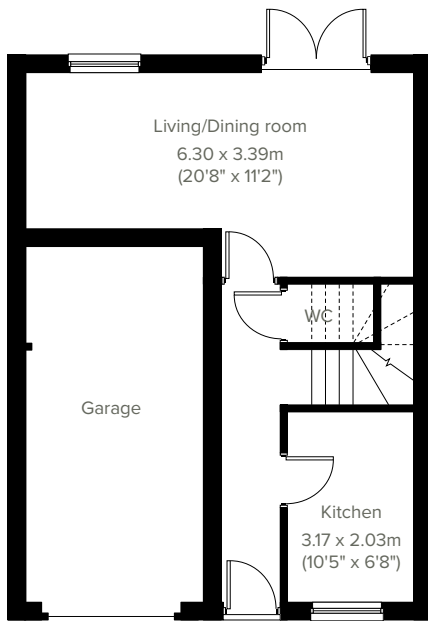
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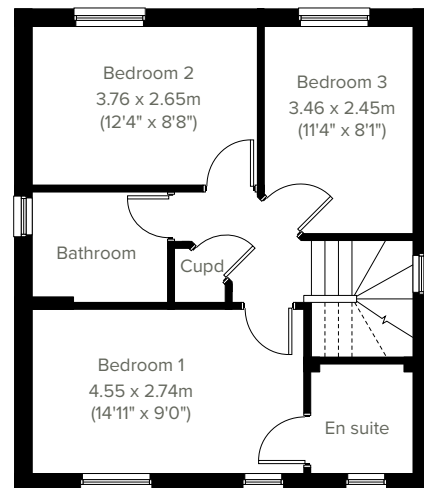
STAFFORD
3 bedroom home

Energy Efficiency Rating	
<i>Very energy efficient - lower running costs</i>	
(92 plus) A	83
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
Wales	EU Directive 2002/91/EC

A superb family home, the Stafford features a stunning open plan living room/dining room with French doors opening into the garden and kitchen, plus a WC. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and handy storage cupboard.



Ground floor



First floor

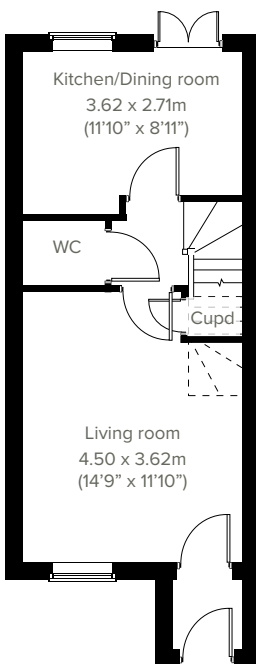
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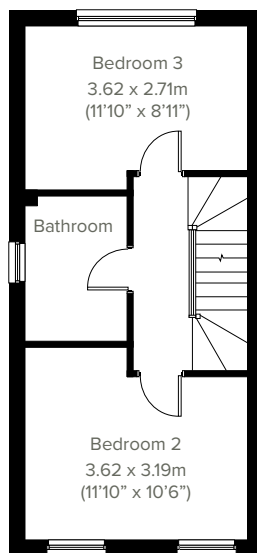
SOUTER
3 bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	84
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Wales	EU Directive 2002/91/EC

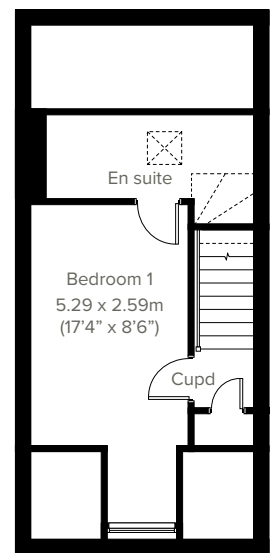
An attractive three-storey, three-bedroom home, the Souter has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking means it's practical as well as stylish.



Ground floor



First floor



Second floor

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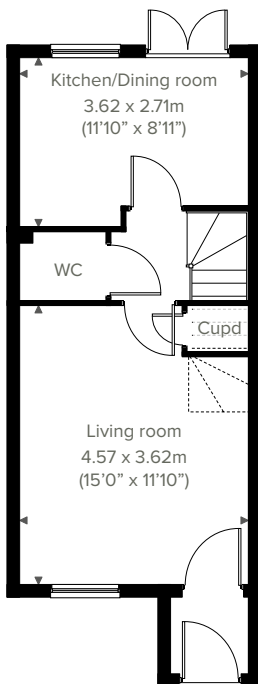


SUTTON

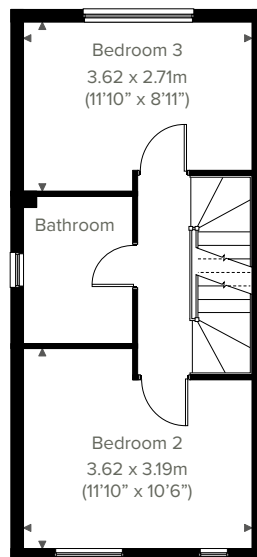
3 bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	<div style="display: flex; align-items: center; justify-content: center;"> <div style="width: 100px; height: 100px; border: 2px solid green; border-radius: 50%; margin: 0 auto 10px auto;"></div> 85 </div>
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Wales	EU Directive 2002/91/EC

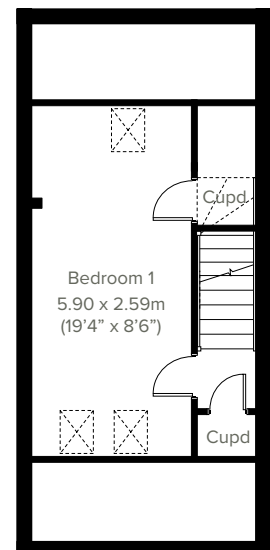
An attractive three-storey, three-bedroom home, the Sutton has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, two storage cupboards and off-road parking means it's practical as well as stylish.



Ground floor



First floor



Second floor

* Only 1 Velux

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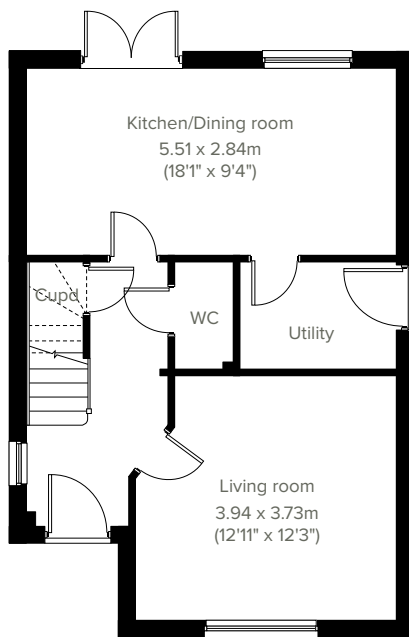


HATFIELD

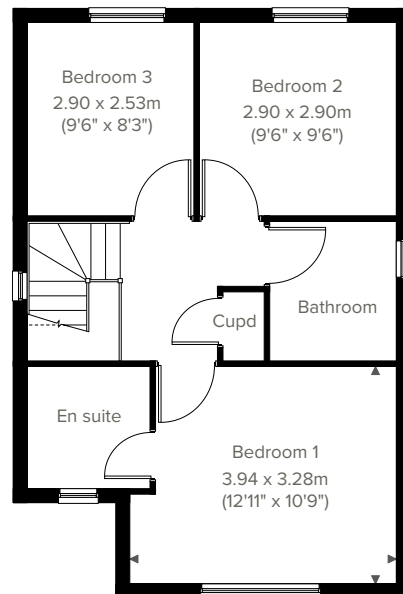
3 bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	<div style="background-color: green; color: white; padding: 5px; font-weight: bold;">83</div>
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	Not energy efficient - higher running costs
Wales	EU Directive 2002/91/EC

Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Hatfield's bright front aspect living room, separate utility room, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, bedroom 1 is en suite and there's a good-sized family bathroom and further storage.



Ground floor



First floor

* Window dependant on plot

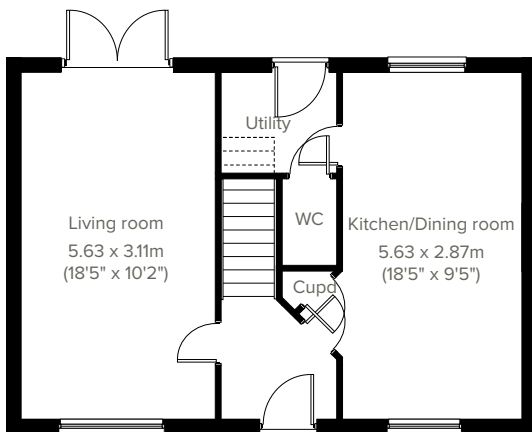
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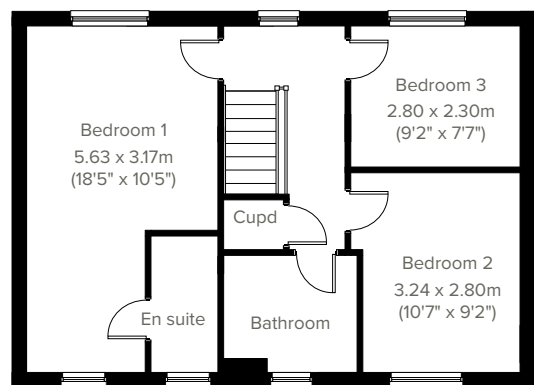
CLAYTON
3 bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	85
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Wales	EU Directive 2002/91/EC

A superb family home, the Clayton features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and handy storage cupboard.



Ground floor



First floor

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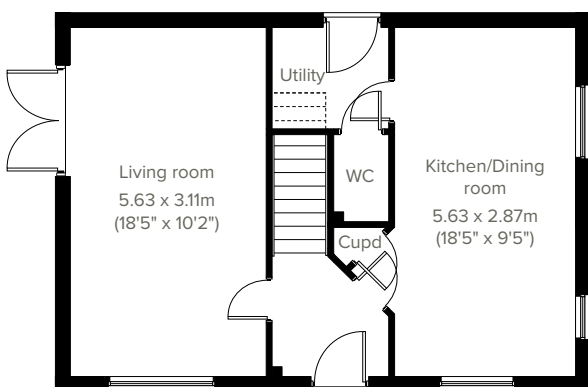


CLAYTON CORNER

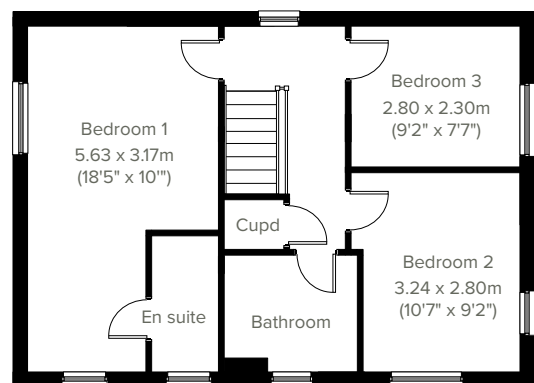
3 bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Wales	EU Directive 2002/91/EC

A fantastic family home, the Clayton Corner features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and handy storage cupboard.



Ground floor



First floor

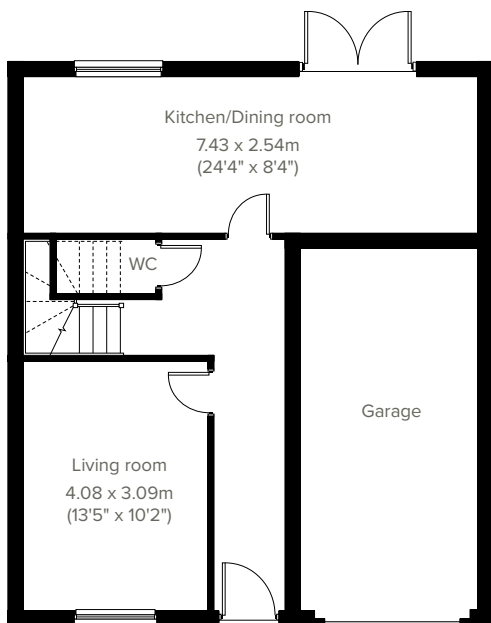
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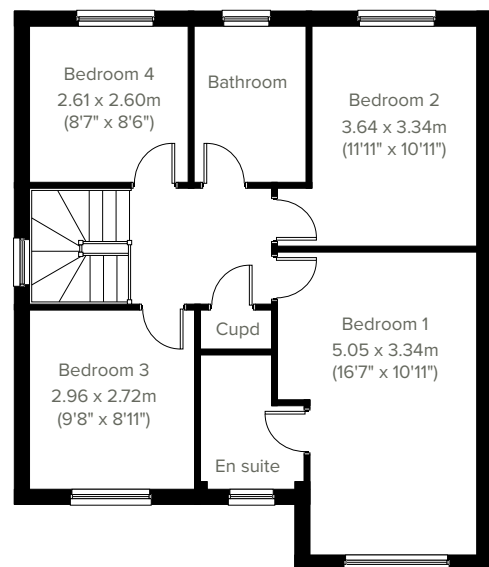
LONGTHORPE
4 bedroom home

Energy Efficiency Rating	
<i>Very energy efficient - lower running costs</i>	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
Wales	EU Directive 2002/91/EC

A popular family home, the Longthorpe ticks all the boxes. The modern and stylish open plan kitchen/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, downstairs WC and internal garage. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



Ground floor



First floor

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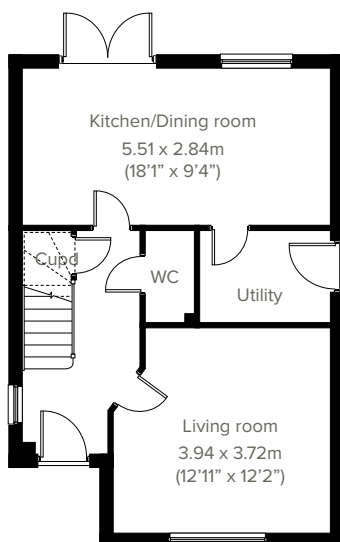
LUMLEY

4 bedroom home

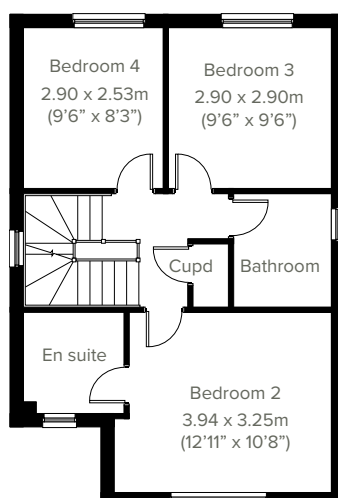
Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Wales	EU Directive 2002/91/EC

84

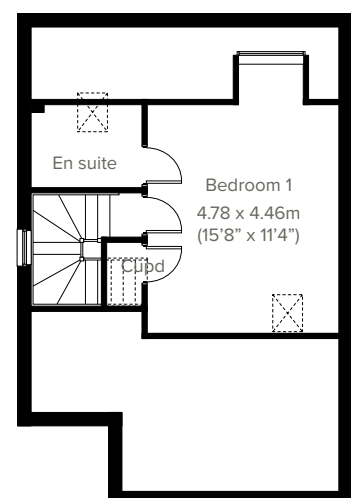
This modern three-storey home is ideal for family life. The Lumley is a four-bedroom home featuring an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, one with an en suite, and the main family bathroom, and on the top floor there's an impressive bedroom one with en suite.



Ground floor



First floor



Second floor

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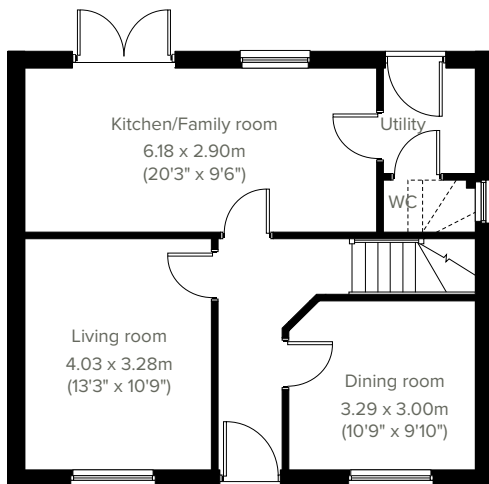


CHEDWORTH

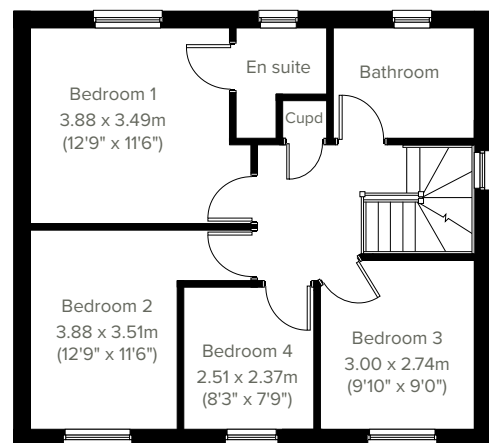
4 bedroom home

Energy Efficiency Rating	
<i>Very energy efficient - lower running costs</i>	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
<i>Not energy efficient - higher running costs</i>	
Wales	EU Directive 2002/91/EC

A popular family home, the Chedworth ticks all the boxes. The modern and stylish open plan kitchen/family room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



Ground floor



First floor

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SPECIFICATIONS



External

Walls	Traditional cavity walls (Inner: timber frame or block Outer: Style suited to planned architecture)
Roof	Tile or slate-effect with PVCu rainwater goods
Windows	Double glazed low E-glass windows in PVCu frames
Doors	GRP-skinned external doors with PVCu frames. Patio or French doors to garden or balcony (where applicable)



Internal

Ceilings	Painted white
Lighting	Pendant or batten fittings with low-energy bulbs
Stairs	Staircase painted white
Walls	Painted in white emulsion
Doors	White pre-finished doors with white hinges
Heating	Gas-fired combi boiler with radiators in all main rooms (most with thermostatically-controlled valves)
Insulation	Insulated loft and hatch to meet registered building regulations
Electrics	Individual circuit breakers to consumer unit and double electric sockets to all main rooms
General	TV point and phone extension point in living room (where living room is at rear of property) phone point in entrance hall



Kitchen

General	Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
General	Stainless steel 1.5 bowl sink with monobloc mixer to kitchen only
Appliances	Plumbing for washing machine
Appliances	Single electric oven in white, gas hob in white and integrated cooker hood



Bathroom

General	White bathroom suites with chrome-finished fittings
General	Extractor fan to bathroom and en suite (where applicable)
General	Mira showers with chrome fittings hand showers over bath (only where there is no en suite)
General	Half height tiling to sanitaryware walls
General	En suite splashback to basin and full height to shower enclosure three-course splashback to bath area or separate cubicle
General	En suite to bedroom one (where applicable)



Security

Locks	Three-point locking to front and rear doors, locks to all windows (except escape windows)
Fire	Smoke detectors wired to the mains with battery backup



Garage & Gardens

Garage	Garage with single roller shutter or up-and-over white door; or car ports or parking space
Gardens	Front lawn turfed or landscaped (where applicable)
Fencing	1.8 metre fence to rear garden, plus gate



BUILT BY US, STYLED BY YOU

Our goal is to make your house feel like your home before you've even collected the keys. Key to achieving this is giving you the creative freedom to add your own style and personality to every room through our fabulous **Finishing Touches** collection.

FINISHING TOUCHES

Featuring the very latest designs from a host of leading brands, Finishing Touches lets you personalise your home inside and out.

And rest assured, every upgrade and item available has been carefully chosen to complement the style and finish of your new home. Of course, the real beauty is that all these extras will be ready for the day you move in.



Our Finishing Touches collection includes:

- ✓ Carpets
- ✓ Lighting packages
- ✓ Wardrobes
- ✓ Kitchen upgrades
- ✓ Bathroom upgrades
- ✓ Fixtures
- ✓ Appliances

Thanks to our impressive buying power we can offer almost any upgrade you can imagine at a highly competitive price. And best of all, it can all be arranged from the comfort and convenience of one of our marketing suites.

The earlier you reserve, the greater the choice.

We'll always try and accommodate the Finishing Touches you want, however it's worth remembering that the earlier you reserve your home in the build stage, the more options you'll have available.

Finishing Touches are subject to availability and stage of construction. Prices for your specific home type will be in our price list. For a full list of Finishing Touches available for your home, please contact the Sales Advisor on site.



IT PAYS TO BUY NEW

✔ NO CHAINS

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.

✔ NO SPACE GOES TO WASTE

Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.

✔ LIVING IT UP IN STYLE

When you buy a new Persimmon home you can expect a brand spanking new fitted kitchen, bathroom suite, and in some cases an en suite and dressing room.

✔ LESS WORK, MORE FREEDOM

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.

✔ FLEXIBLE WAYS TO BUY

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange. You may also be eligible to use the Government's Help to Buy scheme.

✔ BETTER SAFE THAN SORRY

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.

✔ LOWER ENERGY BILLS

New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, first-rate loft insulation and draught-free double glazed windows.

✔ FIRST-RATE, NOT SECOND-BEST

From your boiler and windows to your carpets and curtains, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefiting from the manufacturers' warranties that come with them. Win-win.

✔ LONG-TERM PEACE OF MIND

All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Persimmon warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.

✔ THE CHOICE IS ALL YOURS

A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So while our homes come with fitted kitchens and bathrooms, which you can fully customise them with our Finishing Touches (depending on the build stage).

Your home, better connected for a brighter future.

Great news! Carn y Cefn will benefit from access to ultrafast, full fibre-optic broadband.



Your home, better connected with FibreNest

- ▶ 100% full fibre-optic internet access installed directly into your new home
- ▶ You and your family can do more online at the same time, with less lag and hold-ups
- ▶ Enjoy lightning-fast speeds that won't be affected by the length of the line serving your property
- ▶ Full-fibre future-proofs your home, ensuring you'll always be able to access the latest in online services
- ▶ Stream 4k content, play online games and more on multiple devices all at the same time with less interruptions
- ▶ Work from home like you do in the office, thanks to our high-capacity, super reliable network
- ▶ Enjoy an exceptional level of customer support from our UK call centres

How our packages compare¹

Download type	500Mb	250Mb	125Mb	75Mb	20Mb	10Mb
 HD movie (12GB)	3m 15s	6m 30s	13m	23m	1h 20m	2h 40m
 Video game (40GB)	11m	21m 45s	43m 45s	1h 17m	4h 30m	9h

To have your new home connected, register now at fibrenewest.com/connect
 Questions? Just give our friendly team a call on **0333 234 2220**



Please see fibrenewest.com for up-to-date details on our packages and pricing.

No hidden costs. No price rises during the minimum term of your contract or automatic increases at the end.² Great service. Guaranteed.

¹Estimated download times are calculated at the maximum attainable speed and assumes that speed being available for the duration of the download. Speeds are delivered to your FibreNest Hub and may not be achieved when using a device that is incapable of communicating at that speed. Circular graphical illustrations represent proportional segments of time based on the longest and shortest download times displayed. ²FibreNest will not increase the price of your package during the minimum term of your contract unless required to by a change in law or regulatory obligations, for example, due to an increase in the rate of VAT. FibreNest does not plan automatic price increases to apply at the end of your minimum term; however, the basic price of our packages may vary over time and may take effect before you enter a subsequent minimum term with us.

Carn y Cefn

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Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Persimmon Homes or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property.



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