

# EAST HAVEN

Barry · Vale of Glamorgan



**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

### 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 scheme works slightly differently. See [persimmonhomes.com/help-to-buy](https://persimmonhomes.com/help-to-buy) for more information about these schemes.



### OUR STAR RATING

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



## 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**.



# East Haven

Barry · Vale of Glamorgan



## East Haven at a glance:

- Range of 2, 3 and 4-bedroom homes
- Great town centre location
- Close to train station and airport
- Good schools within walking distance
- Beautiful beaches minutes away

# BEAUTIFUL NEW HOMES ON BARRY'S POPULAR WATERFRONT

East Haven brings a selection of two, three and four-bedroom homes to Barry's major new waterside regeneration project.

With great amenities and attractions within walking distance, superb transport links to Cardiff and the wider area, as well as glorious countryside and coastline just minutes away. East Haven has a huge amount to offer, whether you're a first time buyer or looking for space for a growing family.

The development sits close to the docks, a stone's throw from Barry's buzzing town centre and the popular beach and pleasure park. You'll have a vast range of amenities including supermarkets, shops, pubs, restaurants, a medical centre, and Barry train station.

The closest shops include an Asda and Morrisons for all your day-to-day needs, while a 25-minute train journey will take you to Cardiff city centre, where you can shop 'til you drop at St David's shopping centre, Queens Arcade, Royal Arcade, Capitol shopping centre and the city markets, before enjoying a meal at the glittering bay.

## Great for family life

Its coastal location means East Haven is ideal for enjoying a work-life balance. A short walk from the development, Barry Island's golden sands are lined

by eateries, arcades and the fantastic amusement park. Other nearby beaches include Pebble Beach, Watchtower Bay, Sully Bay and Penarth Beach, while the Marina Lake, Friars Point and Romilly Gardens in Barry are also well worth a visit.

Children can attend one of several English-medium and Welsh-medium schools locally. The nearest to East Haven is Barry Island Primary School, a 6-minute drive away, although other local primaries include Romilly Primary School, High Street Primary School, Ysgol Sant Curig and Ysgol Gymraeg Sant Baruc. There are several local secondary schools and colleges, and Cardiff is home to a well respected university.

## You'll be well connected...

East Haven is ideally located an 7-minute drive from Barry train station, which runs services to Barry Island and Cardiff Central, with onward links to Newport, Bridgend and London, plus many local links. The nearby A4050 and A4226 provide road access to many towns in the region, and Cardiff airport, 8.5 miles away, has a selection of direct flights to popular holiday destinations.

### JUMP IN THE CAR AND START EXPLORING:

- Barry Island Pleasure Park and Beach | 1.7 miles
- Barry Train Station | 1.7 miles
- Cardiff Airport | 5.1 miles
- Penarth | 6 miles
- Cardiff | 8.5 miles



# SITE PLAN

## EAST HAVEN



Graving Dock

### KEY

- The Morden (2)
- The Greyfriars V1 (3)
- The Greyfriars V2 (3)
- The Greyfriars V3 (3)
- The Town House V1 (3)
- The Town House V2 (3)
- The Town House V3 (3)
- The Town House V1-2 (4)
- Affordable Housing
- LCHO Housing

(3) indicates number of bedrooms

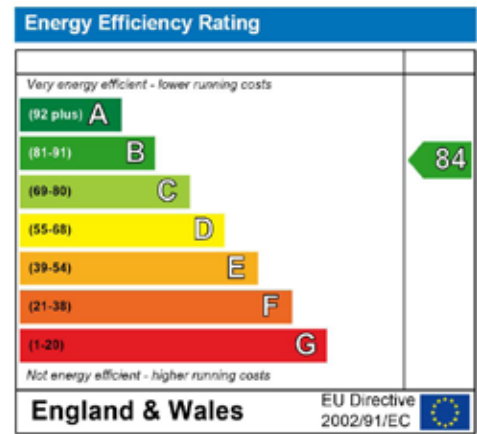
Housing  
by Others



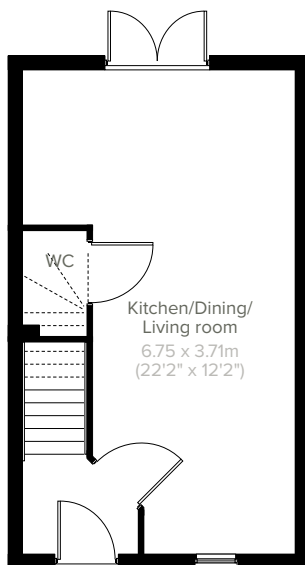
This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.



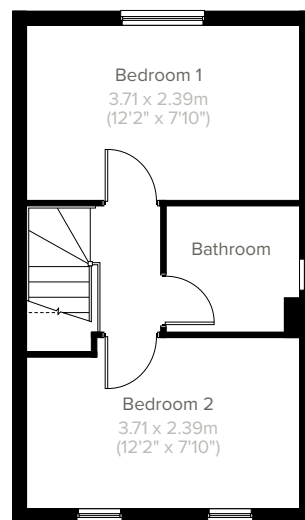
**MORDEN**  
Two bedroom home



Modern living at its best, the Morden's open plan kitchen/dining/living room is bright and ideal for the way we live today. Upstairs there are two nicely-proportioned bedrooms and a family-sized bathroom. Perfect for first-time buyers and young professionals.



Ground floor



\* Window positions plot dependant

First floor

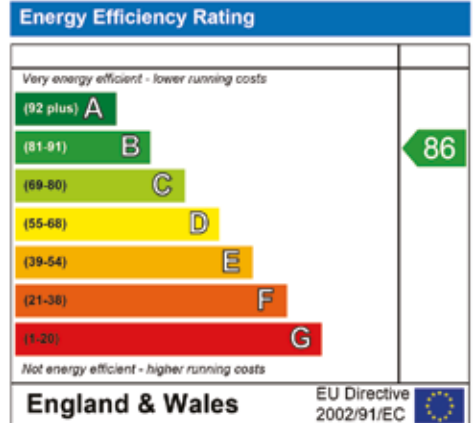
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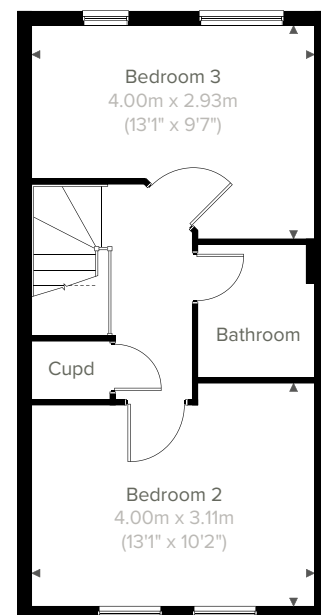
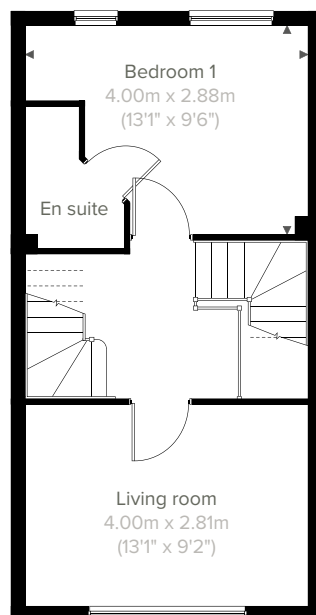
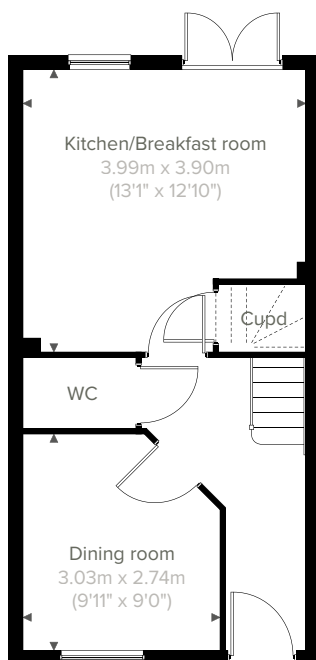


## GREYFRIARS V1

Three bedroom home



This impressive three-storey townhouse has space in abundance. The Greyfriars V1 is a three-bedroom family home boasting a spacious open plan kitchen/breakfast room and separate dining room. The first-floor living room is bright and well-proportioned with a Juliet balcony. And the three bedrooms are all good-sized doubles with the bedroom one including an en suite. The large family bathroom, downstairs WC and two storage cupboards mean this home is as practical as it is stylish.

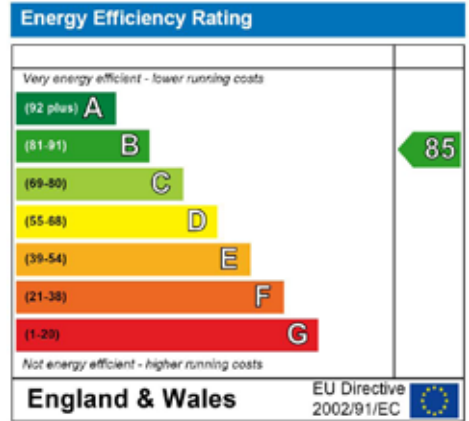


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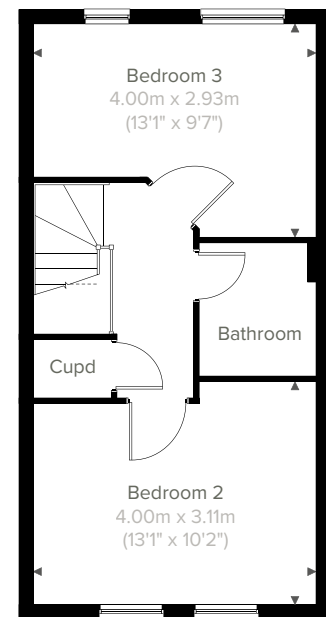
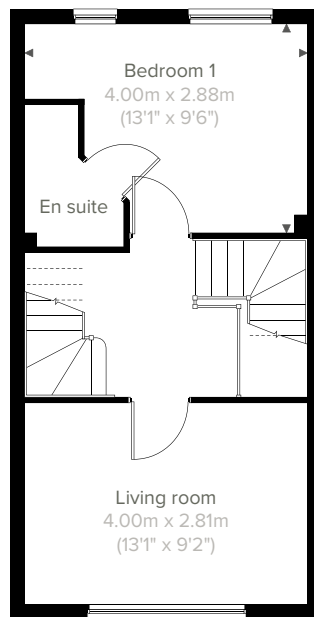
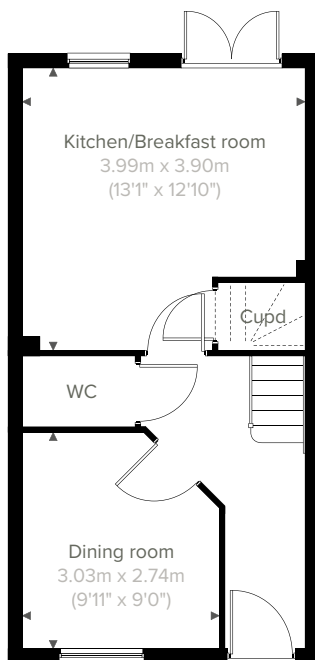


## GREYFRIARS V2

Three bedroom home



A smart semi-detached home, the Greyfriars V2 boasts three-bedrooms, a spacious open plan kitchen/ breakfast room and separate dining room. The light-filled first-floor living room is well-proportioned with a Juliet balcony. On the second floor, bedrooms two and three are good-sized doubles sharing a large family bathroom, while on the first floor bedroom one comes with an en suite. Additional features include a downstairs WC and two storage cupboards, making this home is as practical as it is stylish.

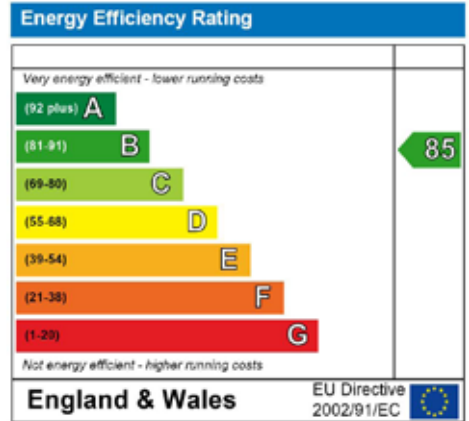


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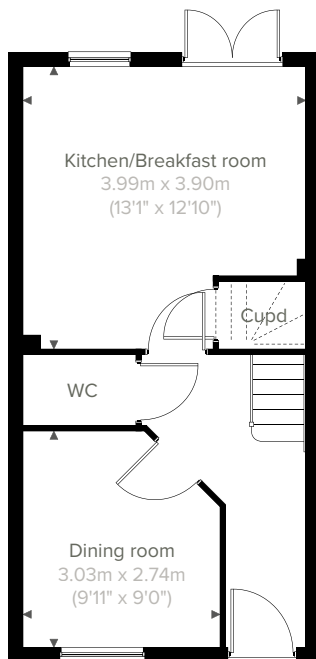


## GREYFRIARS V3

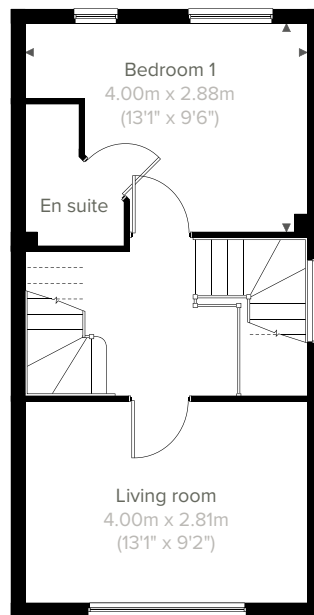
Three bedroom home



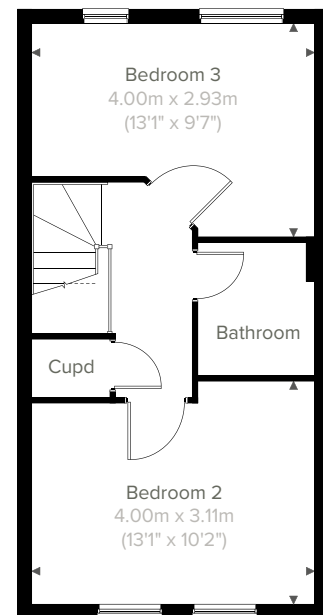
The Greyfriars V3 is an impressive three-bedroom family home occupying a corner plot. On the ground floor you'll find a spacious open plan kitchen/breakfast room and separate dining room. The first-floor living room is well-proportioned and light-filled thanks to a Juliet balcony. And the three bedrooms are all good-sized doubles with the bedroom one including an en suite. The large family bathroom, downstairs WC and two storage cupboards mean this home is as practical as it is stylish.



Ground floor



First floor



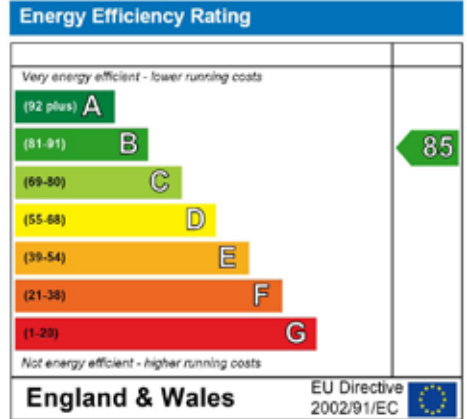
Second floor

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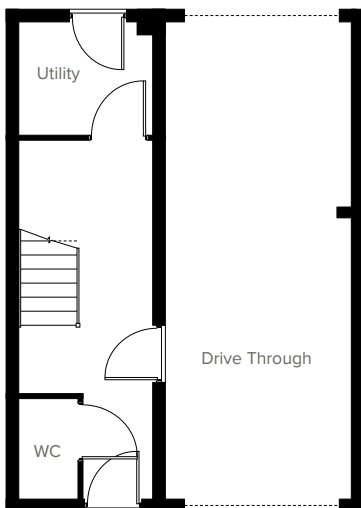


## TOWNHOUSE V1

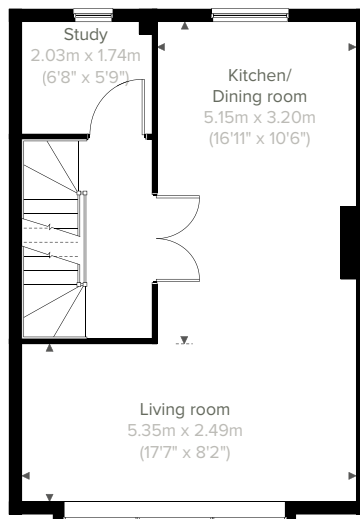
Three bedroom home



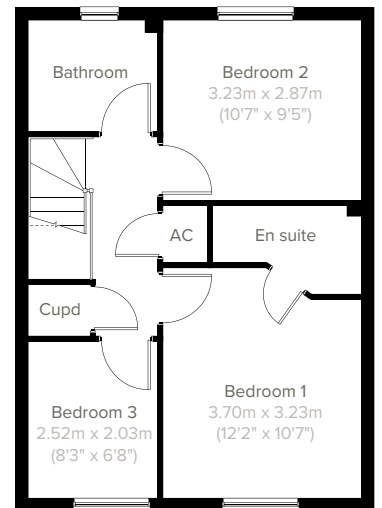
This impressive three-storey townhouse has space in abundance. The Townhouse V1 is a three-bedroom family home boasting a spacious open plan kitchen/dining/living room and separate study. The first-floor living room is bright and well-proportioned with a Juliet balcony. And the three bedrooms are all good-sized with the bedroom one including an en suite. The large family bathroom, downstairs WC, utility and storage cupboard mean this home is as practical as it is stylish.



Ground floor



First floor



Second floor

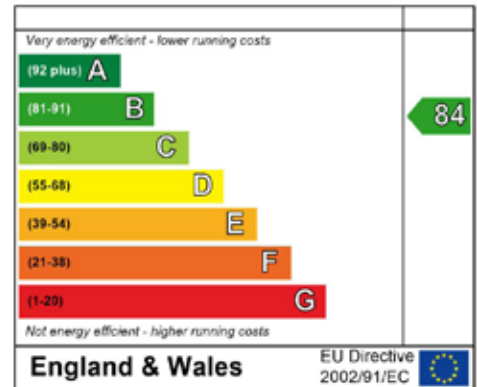
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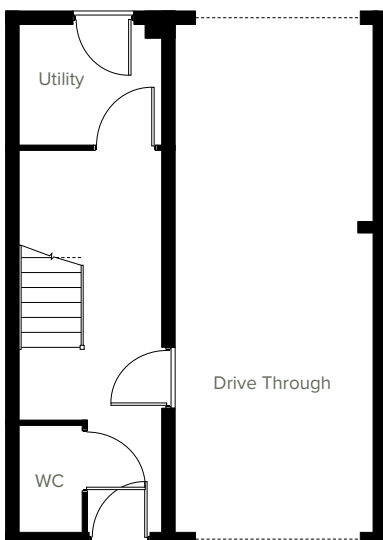
## TOWNHOUSE V2

Three bedroom home

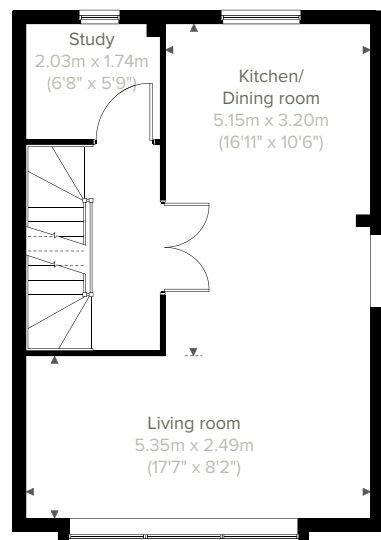
### Energy Efficiency Rating



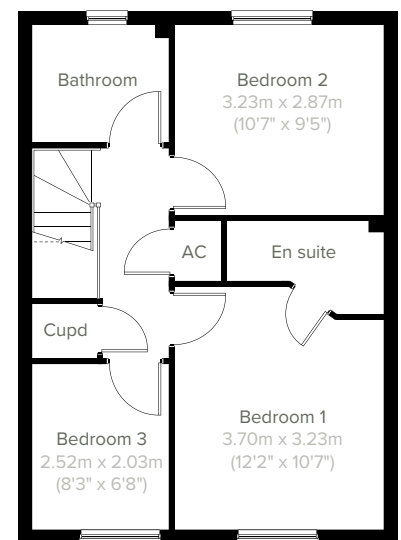
The Townhouse V2 is a three-bedroom, three-storey end terrace family home boasting a spacious open plan kitchen/dining/living room and separate study. The first-floor living room is bright and well-proportioned with a Juliet balcony. And the three bedrooms are all good-sized with the bedroom one including an en suite. The large family bathroom, downstairs WC, utility and storage cupboard mean this home is as practical as it is stylish.



Ground floor



First floor

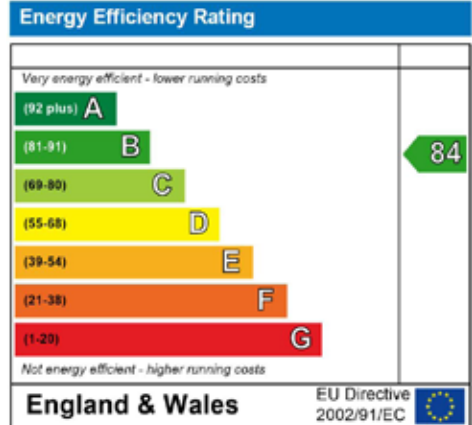


Second floor

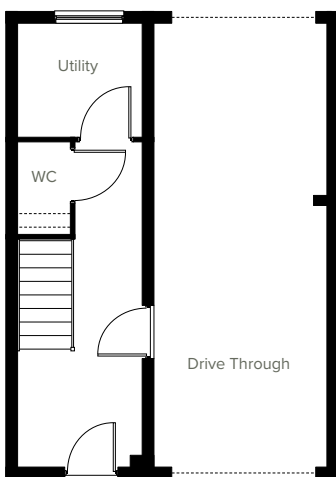
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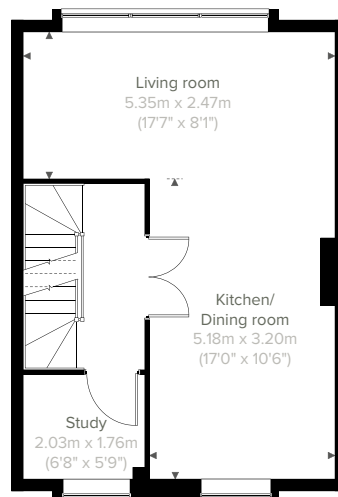
**TOWNHOUSE V3**  
Three bedroom home



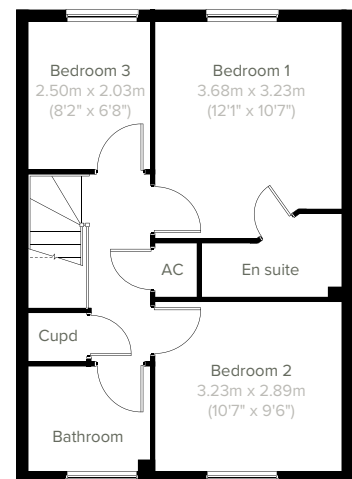
The Townhouse V3 is a three-storey, three-bedroom family home with space in abundance. The first floor boasts a handy study and a spacious open plan kitchen/dining/living room benefiting from a Juliet balcony. On the top floor, there are three good-sized bedrooms with the bedroom one including an en suite. The large family bathroom, downstairs WC, utility and storage cupboard mean this home is as practical as it is stylish.



Ground floor



First floor

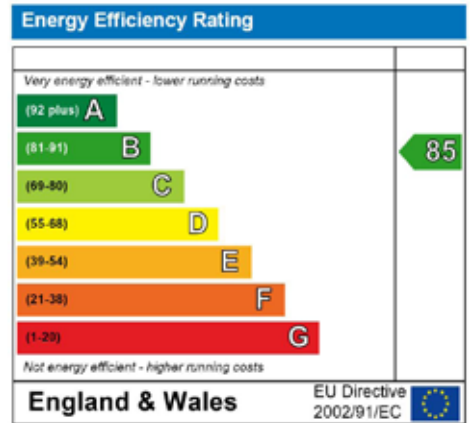


Second floor

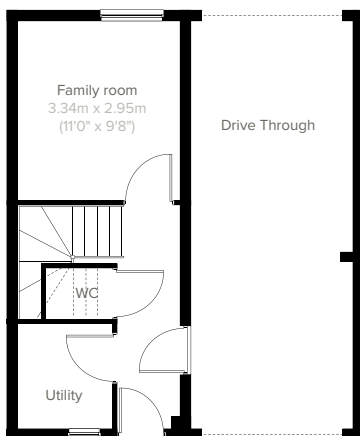
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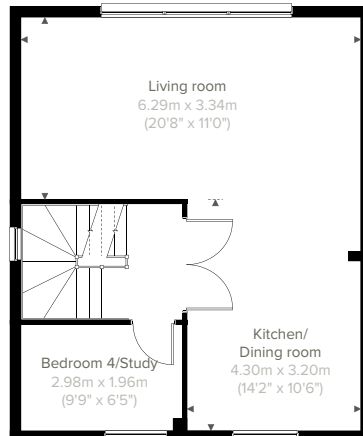
**TOWNHOUSE V1 - 2**  
Four bedroom home



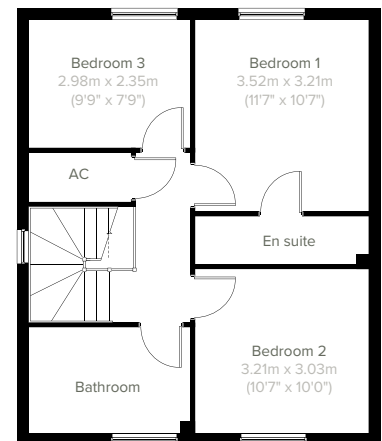
This impressive three-storey townhouse has space in abundance. The Townhouse V1 - 2 is a four-bedroom family home boasting a spacious open plan kitchen/dining/living area and separate bedroom four/study. The first-floor living room is bright and well-proportioned with a Juliet balcony. All four bedrooms are all good-sized with the bedroom one including an en suite and the others sharing a large family bathroom. On the ground floor you'll find a family room and utility along with a downstairs WC, making this home as practical as it is stylish.



Ground floor



First floor



Second floor

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## SPECIFICATIONS

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### External

Walls	Traditional cavity walls (Inner: 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 current 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



### Kitchen

General	Fully fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
General	Stainless steel single bowl sink with pillar taps to kitchen only
Appliances	Plumbing for washing machine
Appliances	Single electric oven in stainless steel, gas hob in stainless steel and chimney cooker hood

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## Bathroom

Suites	White bathroom suites with chrome-finished fittings
Extractor fans	Extractor fan to bathroom and en suite (where applicable)
General	Mira showers with chrome fittings. Hand showers over bath (only where there's no en suite)
Tiling	Half height tiling to sanitaryware walls
Splash-backs	En suite splashback to basin and full height to shower enclosure. Three-course splashback to bath area or separate cubicle
En suite	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



## Parking & Gardens

Parking	Designated parking spaces
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.



## #LOVEMYERSIMMONHOME

A new home is the perfect opportunity to showcase your unique style, creativity and personality at every turn which is why we love seeing how you transform your interior and exterior spaces. If you're thinking about redecorating but aren't sure where to start, head over to our Instagram page at [@persimmon\\_homes](#) for home décor ideas and colour inspiration.



### SNAP. SHARE. WIN.

Upload your own photos with the hashtag [#lovemyersimmonhome](#) and you could be one of the three lucky winners we pick every month to receive a **£100 Next voucher**. We've included a few past winners on this page so you can check out the competition.

**Good luck!**



Visit our Instagram page for terms and conditions.

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## East Haven

For prices, opening times and availability contact:

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Barry  
Vale of Glamorgan, CF63 4JE

T: 01446 502 409

E: easthaven.ewal@persimmonhomes.com

[persimmonhomes.com/east-haven](https://persimmonhomes.com/east-haven)

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## Head Office

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Registered in England no: 1818486

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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.



[www.persimmonhomes.com](https://www.persimmonhomes.com)