



RHOS
-Y-
BRENNIN
DEVILS BRIDGE



Welcome
to
**RHOS
Y
BRENIN**



“Capture the very best of traditional country living while also offering modern comforts, energy efficiency and adaptability.”

“Distinguished, beautiful and tailored to the demands of upscale living”

There are a total of 11 houses at Rhos y Brenin with a choice of designs for 4 and 5 bedroom detached family homes. Each home is being carefully built by skilled tradesmen using sustainable materials to a contemporary design perfect for life today that include flexible layouts, large windows to make living spaces light and bright and ample outdoor spaces surrounding each plot to make the most of this utterly beautiful setting.

The development is situated off the B4343, a very quiet country lane leading to Pontrhydfendigaid. For added peace and quiet each home is set back off the road in a private Cul-de-sac all with amazing views of the surrounding idyllic countryside. Most of the plots have uninterrupted views over the Stunning countryside views making them magical places to watch the sun set. All the homes have driveways for private parking and a generous garden, offering a unique space and privacy to everyone. Some of the plot boundaries are marked out by the existing hedgerows, which are home to birds and wildlife. We are careful to preserve and protect the heritage of the land wherever we can, to ensure it lives on for many more years.

All homes feature high quality paving and landscaping, and there is a communal area in addition to your own spacious garden. This area encourages a sense of community and has been sensitively designed to match the look and the feel of the site, with logs and natural timbers.

A home at Rhos y Brenin is the ideal choice for those who want to live in a beautifully designed contemporary new home built in a classic style and using quality local materials. Enjoy the delights of being close to nature!

Timeless Country Living.

With its abundance of natural wonders, it's no wonder Devils Bridge is a popular holiday destination.





GLORIOUS CEREDIGION

The stunning county of valleys,
rivers and coastline



So many natural wonders! Nestled in the magnificent Cambrian Mountains, this development is in a fabulous location, within walking distance of the world famous Devil's Bridge waterfalls. The hafod forest, 'recognised as one of the finest examples in Europe of a Picturesque landscape' is just a ten minute drive away. Or drive five minute up the road to enjoy the beautiful nature trails of Ybwah (the Arch) with views all the way to Aberystwyth and the coast.

Devils Bridge has long been a favourite destination for thousands of tourists being, as it is, at the end of the Edwardian Rheidol Valley steam railway line. The village boasts wonderful walks, delicious food at the Hafod Hotel and the charming Sarah Bunton's coffee and chocolate shop. Devil's Bridge is a centuries-old settlement with its own church, pub, and village hall. A thriving community, it offers plenty of opportunities to get involved with local activities, but you'll also be able to retreat to your home to enjoy peace and seclusion far removed from the noise and bustle of modern life.

Perfectly located to take advantage of the idyllic country setting whilst being close to all that West Wales has to offer. Just 12 miles from the lovely university town of Aberystwyth it's with award winning, cafes, pubs, restaurants and retailers including Tesco, Morrisons, Charlies and M&S. These homes are near great schools, business and retail centres and offer a rewarding lifestyle.

FIND YOUR
PERFECT
PLACE



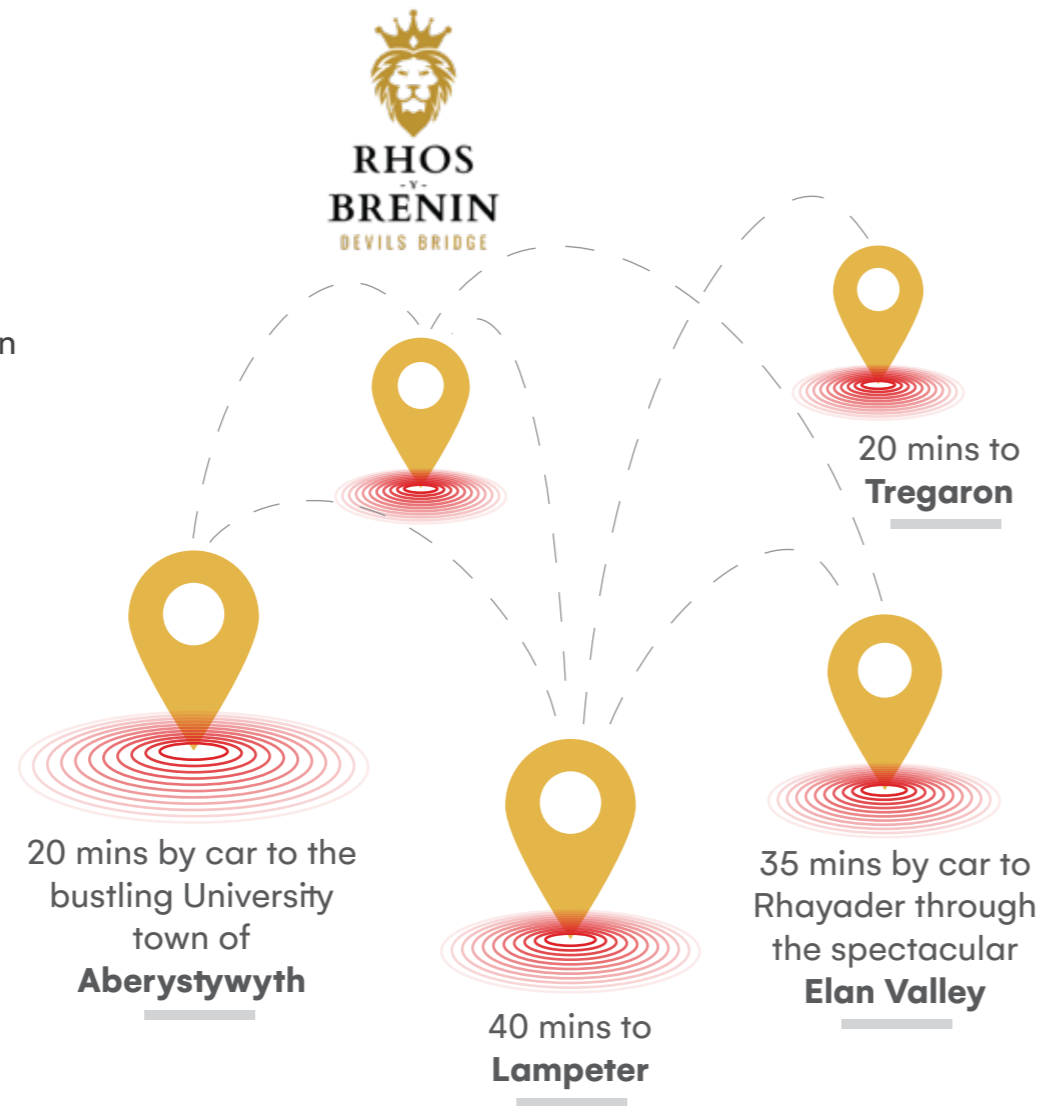
INSPIRATIONAL HOMES FOR **ASPIRATIONAL** LIFESTYLES

Designed to be spacious and welcoming



WELL CONNECTED LIVING

→ Aberystwyth Railway Station – Links to Birmingham, Birmingham Airport & London



Time to work, rest and play



Aberystwyth golf course



Regionwide cycle routes



Aberystwyth Beachfront



Food at the Hafod Hotel



Local Schools

DEDICATED TO **DETAIL**

Homes finished to the highest of standards and specifications — a perfect statement of care and craftsmanship.



Plot 2 – A contemporary designed 5-bedroom detached home with 3 reception rooms and private parking spaces.



The cleverly designed ground floor has a bright entrance hallway that leads to a perfectly proportioned large living space that includes a fitted kitchen with integrated appliances and a dining and living space with bi-fold doors opening onto your country garden and beautiful views. Next to the kitchen is a well sized utility room. Off the hall there are two further reception rooms, the living room and the snug.

Upstairs are four spacious double bedrooms and a charming single bedroom or study which overlooks the garden. The two larger bedrooms to the rear have Juliet balcony windows to give a wonderful bright and airy feel. There are two en-suite shower room and one well proportioned family bathroom. The added addition of cleverly concealed storage space on the landing and in three of the bedrooms makes for a bright and clutter free home.

Perfect for families!



Plot 2

Carnedd



Our homes are
estimated* to save over
**£800 per year on
utility bills**

*Based on July 2022

GREEN ENERGY

Each home has integrated solar panels, air source heat pumps and when required is supplied with power generated from 100% renewable sources from the national grid.



21st Century Connectivity

Broadband Availability Estimate for Rhos Y Brenin

- Superfast Broadband Speed – 100Mb
- Fibre Broadband Speed – 500Mb
- Availability checked on 2021-12-13 at **BT Broadband Availability Checker**

Our broadband availability checks are an estimate based on the postcode SY23 4RA and are for information only. Please confirm speeds and availability with your chosen broadband supplier.



QUALITY ASSURANCE



Homebuyers enjoy the benefits of a comprehensive 10 year warranty, through quality assurance and control standards, and reliable scheduling and dependable delivery.



AFTER SALE CARE



For the first two years after your purchase, One Nature Homes' dedicated team will provide an excellent maintenance guarantee. After this time, your house will be covered by a structural warranty for the remainder of the 10 year period. This protects you as a new home owner, providing peace of mind and satisfaction.

WHY BUY A NEW HOUSE AT **RHOS Y BRENIN?**

“An untouched, un-lived in, dream home
that’s been tailored to suit your style”

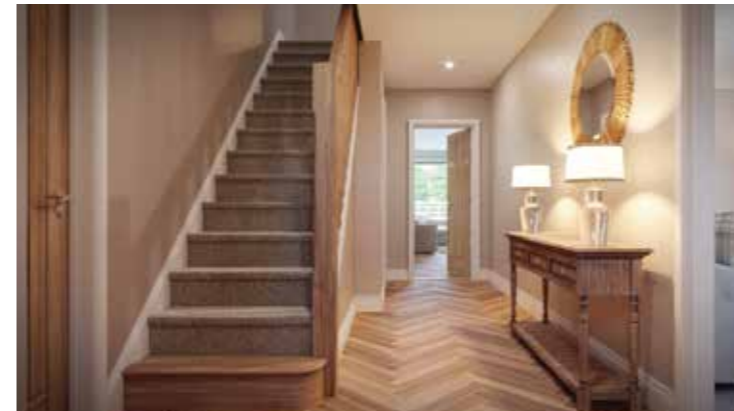
When you buy a new home
you’re buying a blank canvas. A
space no-one before you has
ever owned, and somewhere you
can truly make your own.

As well as moving into a beautiful, fresh, clean space you will benefit from a property that conforms to the very highest standards and incorporates the latest technology.

It’s all yours!

One of the best things about buying a new home is that it’s never been lived in before. It’s your blank canvas waiting to be made into something wonderful. We might build your house, but it’s you that transforms it into a home. From bathroom suites to fireplaces, we’ve handpicked a range of quality fixtures and fittings from trusted suppliers for you to choose from. Our interior designers have thought about every detail, creating beautiful combinations that work brilliantly together.

*Images for illustrative purposes only, rooms and finishes vary





Quality throughout

A new home from One Nature Homes is designed to follow the latest building regulations so you can rest assured that your property's structure, ventilation, sound insulation, and electrical and fire safety all meet the highest standards. We're just as house proud as our customers. We understand how important it is to consider every tiny detail in a home, whether it be the thickness of the carpet in the living room, or the finish of the tiling in the bathroom. Unlike older homes, ours are fitted with up-to-date heating systems, ventilation, sound and heat insulation and electrical and fire safety to the highest standards. Quality remains at the heart of everything we do, and we work with the very best partners, to ensure you'll always experience high quality. Our homes also come with smoke alarms and modern locks, which mean lower insurance premiums and greater peace of mind.



10 year guarantee

Each new home is covered by a 10 year warranty, whereby your home is thoroughly inspected from top to bottom before issuing the accreditation. On top of this, we also offer a two year One Nature Homes warranty, so you can rest assured that you're covered should anything go wrong.



Energy efficiency

Live smarter.. We're committed to reducing the impact we have on the environment, which is why we only use specific materials, carry out particular building methods and ensure all appliances are energy saving. As a One Nature Homes homeowner, you will benefit from wall, floor and loft insulation, added to this the windows have double or triple glazing to make for cosy low energy homes with lower utility bills and warmer winters. All central heating systems within our homes have been designed to act as efficiently as possible, ensuring your home is a happy one, whatever the season. Integrated solar panels and connection to 100% renewable energy from the national grid in this area means your home is gentle on the environment and good for your wallet!



Super Fast Broadband

BT estimates speeds 220Mb per second.

SPACE TO ROAM



Whether you're looking for outdoor space so the children can play or a study so you can work from home, all of our homes are designed with modern living in mind, so you can find a home that suits your lifestyle.



Less chain, less hassle

You can move into your new One Nature home as soon as it is complete. There's no need to wait for existing owners to move out. This reduces the house buying chain and the stress and uncertainty that is often associated with moving, particularly into a second-hand home.



More for your money

One Nature homes are built to a much higher specification than the majority of older homes so you get more for your money. They have central heating, double-glazing and high standards of roof, floor and wall insulation all included in the price. Standard features also usually include fitted kitchens with integrated appliances and stylish bathrooms and cloakrooms, many en suite. Our homes are priced to sell swiftly so provide excellent value for money.



A wise investment

Owning a new home could well be one of the best investments you could ever make and provide a comforting nest egg for the future. But it's important not to overstretch your finances or speculate on short term price rises. Of course, house prices can go up or down but it's easy to see why so many people feel that buying a new home, particularly with all the help that builders can provide, was their best move ever.

MOVE FAST? £750 OFF LEGAL FEES

with our preferred local independent partners

A comprehensive, fast and efficient process so you can move in as soon as possible

Ask Fine and Country for details



When it comes to finding you the best mortgage, we do the hard work.

Core Mortgages are a family run specialist mortgage advice company, where we treat our clients as we would our friends. We help customers build their mortgage choice round their lifestyle, home, family and future plans, all the while making sure they have the absolute best deal. Your mortgage needs to fit you, not the other way round.

- We'll help you make the right mortgage decision based on your circumstances.
- We'll help you with all the paperwork
- We'll make the application on your behalf
- We'll chase the lender for the underwriting, the survey and your mortgage offer
- Our friendly case progression team will keep you posted all the way
- We'll protect you and your family if the unfortunate things in life should happen
- We'll also do it all again when it's time to move or re-mortgage
- We're always here for ongoing advice



Contact us for an initial chat — we hope you'll be impressed.

Contact Ian Lewin @ Core Mortgages:
ian.lewin@coremortgages.co.uk
Call: 07900 010164

Legal

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Core Mortgages Ltd is an Appointed Representative of PRIMIS Mortgage Network. PRIMIS Mortgage Network is a trading style of Personal Touch Financial Services Ltd which is authorised and regulated by the Financial Conduct Authority. Registered Office: Touchwood, Sandy Lane, Camberley, Surrey, GU15 2AG. Registered in England & Wales. Company Registration Number: 6366188.



Start Your Journey

CONTACT US

For an introductory discussion or to arrange a private appointment,
we invite you to contact our dedicated team of representatives
at Fine and Country **Tel:** 01974 299055
E-Mail: westwales@fineandcountry.com

IMPORTANT NOTICE

All particulars in this brochure, including the illustrations, are for guidance only. It may have been necessary to introduce some alterations to these or their specification since publication. This brochure cannot therefore form any part of the contract or be taken as an indication of warranty or guarantee on the properties. To reserve a property, a reservation fee of £5,000 will be required, together with the name and address of your solicitor. Upon exchange of contracts, 10% of the purchase price is payable, less the reservation fee. The balance of the purchase money is payable on legal completion.

Developed by One Nature Homes

