

MORGAN'S MEADOW

Heol Ty-Maen, Bridgend, CF31 4QF


















A SUPERB COLLECTION OF 1, 2, 3 AND 4 BEDROOM HOMES.

MORGAN'S MEADOW

DEVELOPMENT LAYOUT

Key

| | | |
|--|----------------------------|----------------|
|  | WASHINGTON | 2 bedroom home |
|  | BARTON | 3 bedroom home |
|  | FOLKESTONE | 3 bedroom home |
|  | MAIDSTONE | 3 bedroom home |
|  | MORESBY | 3 bedroom home |
|  | COLLATON | 3 bedroom home |
|  | BUCHANAN | 3 bedroom home |
|  | ENNERDALE | 3 bedroom home |
|  | ESKDALE | 3 bedroom home |
|  | KINGSLEY | 4 bedroom home |
|  | HEMSWORTH | 4 bedroom home |
|  | THORNTON | 4 bedroom home |
|  | ALDERNEY | 4 bedroom home |
|  | AFFORDABLE HOUSING | |
|  | SALES OFFICE AND SHOW HOME | |



barratthomes.co.uk



Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, social/affordable housing, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Morgan's Meadow is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

SP371319

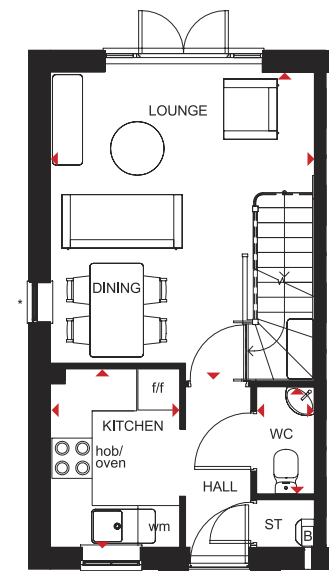
WASHINGTON

THE CLASSIC
COLLECTION

2 BEDROOM TERRACED HOME



- Oversized windows maximise natural light, creating a bright two bedroom terraced home
- An open-plan lounge and dining area opens onto the rear garden
- A modern fitted kitchen at the front opens up from the hall
- Upstairs are two double bedrooms and family bathroom

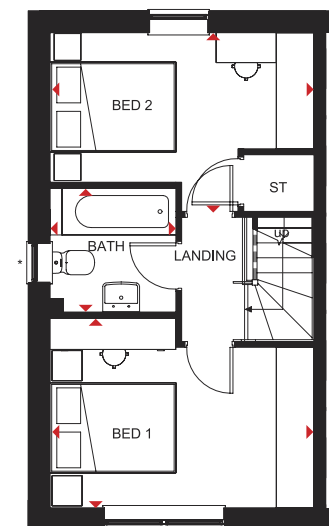


Ground Floor

| | | |
|---------------|---------------|----------------|
| Lounge/Dining | 4612 x 3943mm | 15'2" x 12'11" |
| Kitchen | 2663 x 1929mm | 8'9" x 6'4" |
| WC | 1599 x 863mm | 5'3" x 2'10" |

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 3943 x 2836mm | 12'11" x 9'4" |
| Bedroom 2 | 3943 x 2670mm | 12'11" x 8'9" |
| Bathroom | 1852 x 1878mm | 6'1" x 6'2" |

[Approximate dimensions]

* Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.

KEY

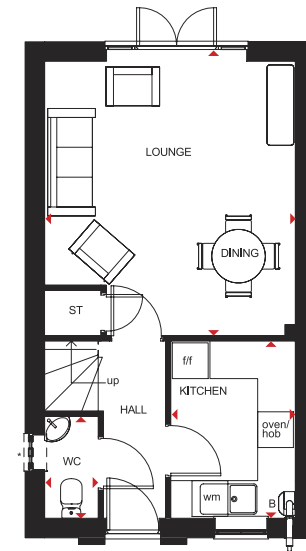
B Boiler
ST Store
wm Washing machine space

f/f Fridge/freezer space
◀▶ Dimension location

3 BEDROOM TERRACED HOME



- Light flows into this three bedroom family home through oversized windows, giving it a bright and airy feeling
- A spacious lounge with dining area and French doors leading to the garden, and a fitted kitchen are perfect for modern living
- Upstairs are a double and two single bedrooms, and a family bathroom

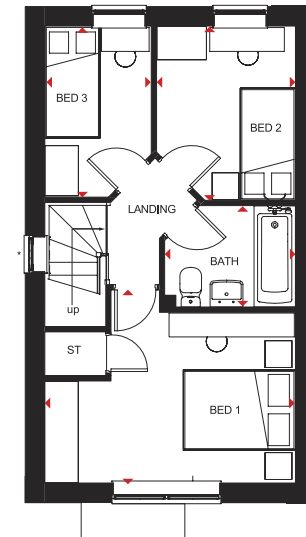


Ground Floor

| | | |
|---------------|---------------|---------------|
| Lounge/Dining | 4602 x 4201mm | 15'1" x 13'9" |
| Kitchen | 2971 x 2086mm | 9'9" x 6'10" |
| WC | 1711 x 898mm | 5'7" x 2'11" |

[Approximate dimensions]

* Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plots.



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3238 x 4204mm | 10'7" x 13'10" |
| Bedroom 2 | 2922 x 2328mm | 9'7" x 7'8" |
| Bedroom 3 | 2871 x 1785mm | 9'5" x 5'10" |
| Bathroom | 2193 x 1700mm | 7'2" x 5'7" |

[Approximate dimensions]

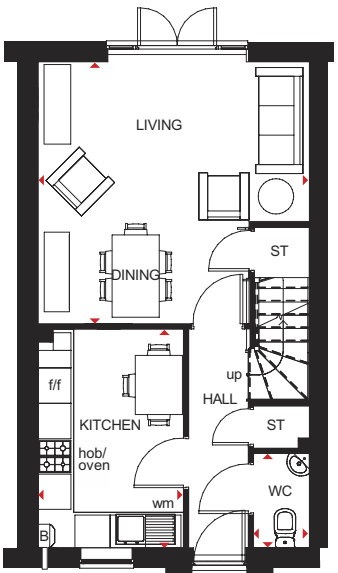
* Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plots.

| | | | | |
|------------|----|-----------------------|-----|----------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space |
| | ST | Store | ◄► | Dimension location |
| | wm | Washing machine space | | |

3 BEDROOM HOME



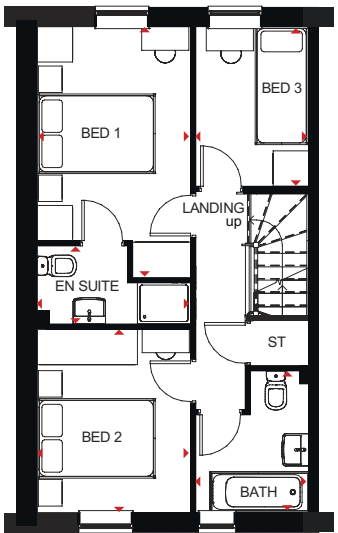
- Oversized windows maximise natural light, creating a bright three bedroom home
- Open-plan lounge and dining area opens onto the rear garden, while a fully fitted kitchen includes room for a breakfast area
- Upstairs are a good-sized master bedroom with en suite, a further double bedroom, single bedroom and family bathroom



Ground Floor

| | | |
|---------------|---------------|---------------|
| Living/Dining | 4598 x 4445mm | 15'1" x 14'7" |
| Kitchen | 3713 x 2463mm | 12'2" x 8'1" |
| WC | 1600 x 948mm | 5'3" x 3'1" |

[Approximate dimensions]



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 4205 x 2599mm | 13'10" x 8'6" |
| En Suite | 1325 x 2599mm | 4'4" x 8'6" |
| Bedroom 2 | 3112 x 2597mm | 10'3" x 8'6" |
| Bedroom 3 | 2710 x 1910mm | 8'11" x 6'3" |
| Bathroom | 2406 x 1913mm | 7'9" x 6'3" |

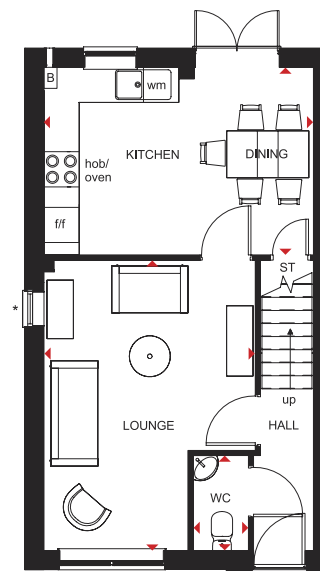
[Approximate dimensions]

KEY B Boiler f/f Fridge/freezer space
ST Store ◀▶ Dimension location
wm Washing machine space

3 BEDROOM TERRACED HOME



- An ideal family home designed with plenty of space for modern living
- The ground floor has a dual-aspect lounge and an open-plan kitchen with dining area and French doors leading to the garden
- On the first floor are two double bedrooms – the generous master with en suite – a single bedroom and family bathroom

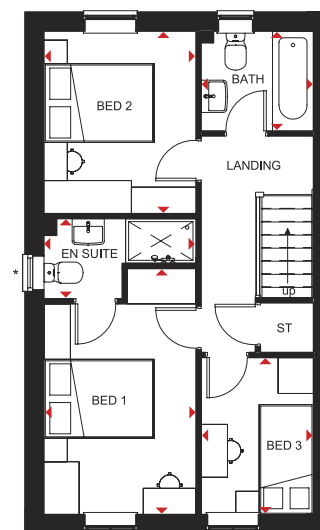


Ground Floor

| | | |
|----------------|---------------|----------------|
| Lounge | 4955 x 3604mm | 16'3" x 11'10" |
| Kitchen/Dining | 3202 x 4598mm | 10'6" x 15'1" |
| WC | 944 x 1620mm | 3'1" x 5'4" |

[Approximate dimensions]

* Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plots



First Floor

| | | |
|-----------|---------------|---------------|
| Bedroom 1 | 4204 x 2592mm | 13'10" x 8'6" |
| En Suite | 1365 x 2592mm | 4'6" x 8'6" |
| Bedroom 2 | 3112 x 2592mm | 10'3" x 8'6" |
| Bedroom 3 | 2676 x 1918mm | 8'9" x 6'4" |
| Bathroom | 1702 x 1918mm | 5'7" x 6'4" |

[Approximate dimensions]

* Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plots

KEY

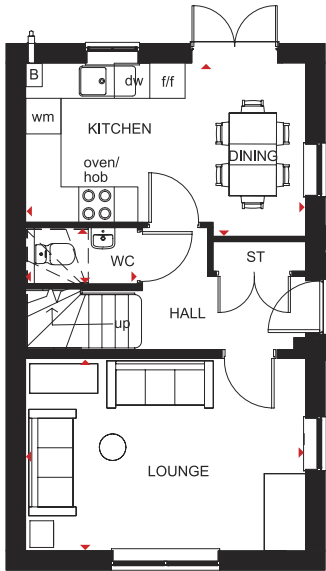
| | |
|----|-----------------------|
| B | Boiler |
| ST | Store |
| wm | Washing machine space |

| | |
|-----|----------------------|
| f/f | Fridge/freezer space |
| ◄► | Dimension location |

3 BEDROOM DETACHED HOME



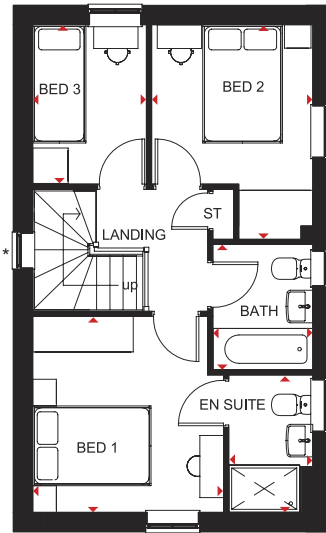
- A bright family home full of light and plenty of space
- The ground floor has a dual-aspect lounge and an open-plan kitchen with dining area opening onto the garden
- On the first floor there are two double bedrooms, the master with en suite, a single bedroom and family bathroom



Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 4735 x 3250mm | 15'6" x 10'8" |
| Kitchen/Dining | 4735 x 2933mm | 15'6" x 9'7" |
| WC | 1891 x 945mm | 6'2" x 3'1" |

[Approximate dimensions]



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3226 x 3312mm | 10'7" x 10'10" |
| En Suite | 2322 x 1421mm | 7'7" x 4'8" |
| Bedroom 2 | 2679 x 3628mm | 8'9" x 11'11" |
| Bedroom 3 | 2696 x 1968mm | 8'10" x 6'5" |
| Bathroom | 2120 x 1688mm | 6'11" x 5'6" |

[Approximate dimensions]

* Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plots.

KEY

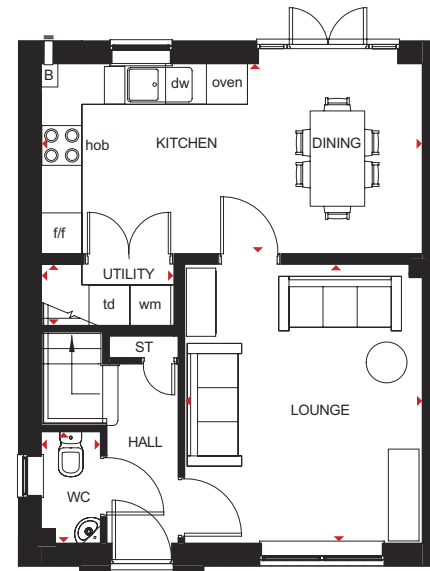
| | |
|----|-----------------------|
| B | Boiler |
| ST | Store |
| wm | Washing machine space |

| | |
|-----|----------------------|
| f/f | Fridge/freezer space |
| dw | Dishwasher space |
| ◀▶ | Dimension location |

3 BEDROOM DETACHED HOME



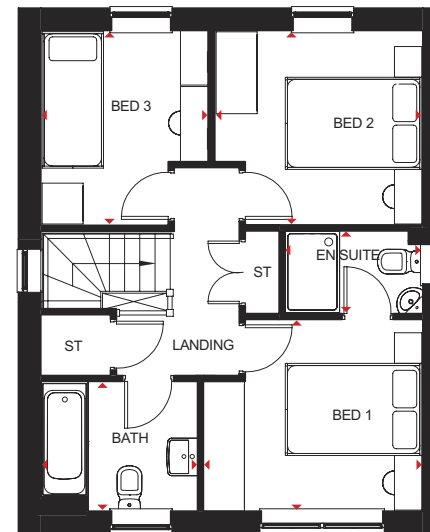
- Spacious detached home designed for modern living
- Large, open-plan kitchen, with discreet utility space, gets plenty of natural light via French doors in the dining area that open onto the rear garden
- A front-aspect lounge provides comfortable space to relax in
- Upstairs are two double bedrooms, the master with en suite, a single bedroom, family bathroom and plenty of storage space



Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 4100 x 3496mm | 13'5" x 11'6" |
| Kitchen/Dining | 5600 x 2795mm | 18'4" x 9'2" |
| Utility | 1954 x 905mm | 6'5" x 3'0" |
| WC | 1643 x 876mm | 5'5" x 2'10" |

[Approximate dimensions]



First Floor

| | | |
|-----------|---------------|--------------|
| Bedroom 1 | 3216 x 2818mm | 10'7" x 9'3" |
| En Suite | 2020 x 1193mm | 6'8" x 3'11" |
| Bedroom 2 | 3050 x 2859mm | 10'0" x 9'5" |
| Bedroom 3 | 2463 x 2857mm | 8'1" x 9'4" |
| Bathroom | 2297 x 1901mm | 7'6" x 6'3" |

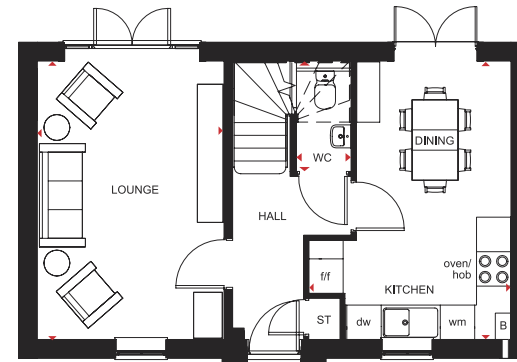
[Approximate dimensions]

| | | | | | | |
|------------|----|-----------------------|-----|----------------------|----|--------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space | ◀▶ | Dimension location |
| | ST | Store | dw | Dishwasher space | | |
| | wm | Washing machine space | td | Tumble dryer space | | |

3 BEDROOM HOME



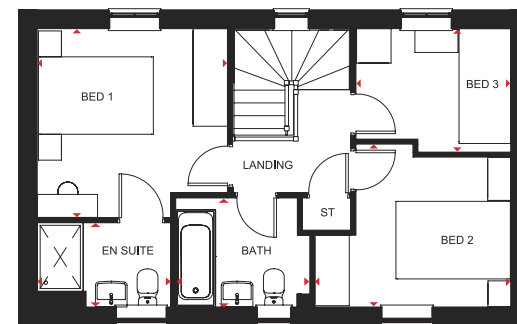
- Oversized windows maximise natural light in this attractive three bedroom home
- Spacious, dual-aspect lounge and open-plan kitchen with dining area, both opening onto the rear garden, make for a great family home with plenty of space to entertain
- Two double bedrooms, the master with en suite, a single bedroom and family bathroom are on the first floor



Ground Floor

| | | |
|----------------|---------------|----------------|
| Lounge | 4848 x 3253mm | 15'11" x 10'8" |
| Kitchen/Dining | 4848 x 3521mm | 15'11" x 11'7" |
| WC | 1915 x 950mm | 6'3" x 3'1" |

[Approximate dimensions]



First Floor

| | | |
|-----------|---------------|-----------------|
| Bedroom 1 | 3312 x 3292mm | 10'11" x 10'10" |
| En Suite | 2322 x 1468mm | 7'7" x 4'10" |
| Bedroom 2 | 3413 x 2836mm | 11'2" x 9'4" |
| Bedroom 3 | 2696 x 2150mm | 8'10" x 7'1" |
| Bathroom | 2335 x 1900mm | 7'8" x 6'3" |

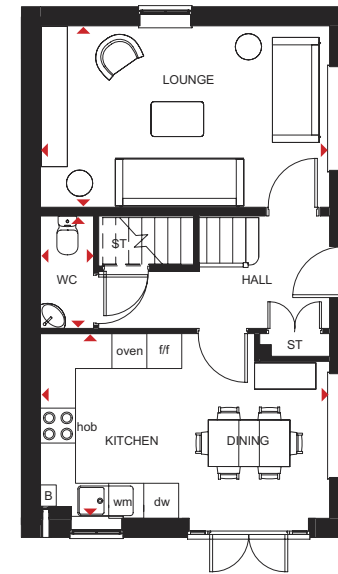
[Approximate dimensions]

| | | | | |
|------------|----|-----------------------|-----|----------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space |
| | ST | Store | dw | Dishwasher space |
| | wm | Washing machine space | ◀▶ | Dimension location |

3 BEDROOM HOME



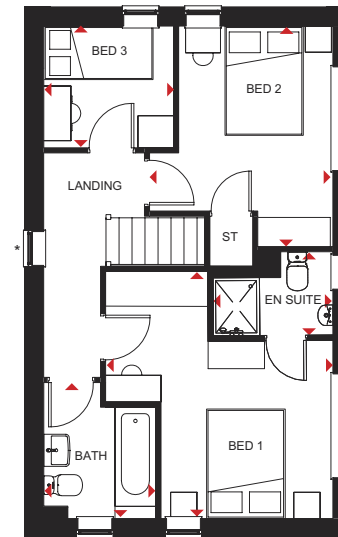
- Light floods into this attractive three bedroom home through oversized windows
- A dual-aspect lounge and bright, fully fitted kitchen with dining area opening onto the garden provide space that's ideal for modern living
- Upstairs are two spacious, dual-aspect double bedrooms, the master with en suite, a single bedroom and family bathroom



Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 4960 x 3112mm | 16'3" x 10'3" |
| Kitchen/Dining | 4960 x 3170mm | 16'3" x 10'5" |
| WC | 1929 x 911mm | 6'4" x 3'0" |

[Approximate dimensions]



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 4231 x 3898mm | 13'11" x 12'9" |
| En Suite | 2109 x 1427mm | 6'9" x 4'8" |
| Bedroom 2 | 3783 x 3145mm | 12'5" x 10'4" |
| Bedroom 3 | 2227 x 2089mm | 7'4" x 6'10" |
| Bathroom | 2334 x 1924mm | 7'8" x 6'4" |

[Approximate dimensions]

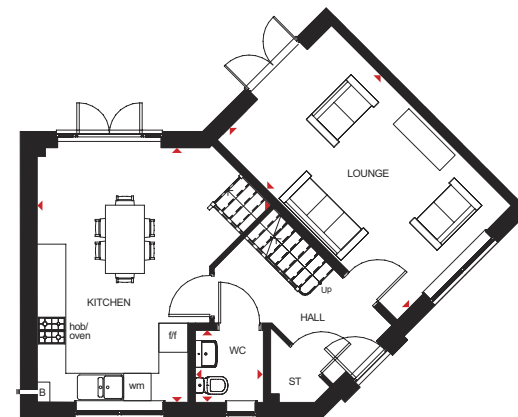
* Window may be omitted on certain plots, Speak to a Sales Adviser for details on individual plots.

| | | | | |
|------------|----|-----------------------|-----|----------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space |
| | ST | Store | dw | Dishwasher space |
| | wm | Washing machine space | ◀▶ | Dimension location |

3 BEDROOM HOME



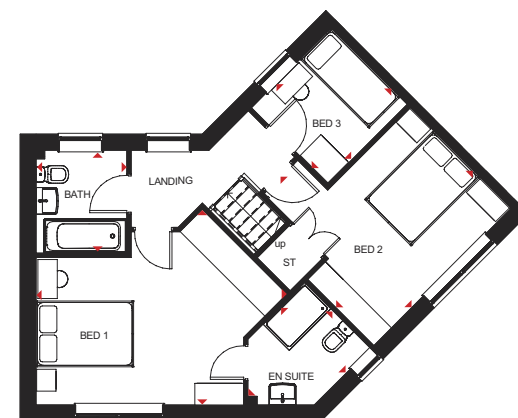
- Natural light floods into this home via oversized windows and two sets of French doors leading to the rear garden
- A large open-plan kitchen and dining area creates a great hub for the family, while the dual-aspect lounge provides room to entertain
- Upstairs are two spacious double bedrooms, the master with en suite, a single bedroom and family bathroom



Ground Floor

| | | |
|----------------|---------------|----------------|
| Lounge | 5230 x 3319mm | 17'2" x 10'11" |
| Kitchen/Dining | 5230 x 4822mm | 17'2" x 15'10" |
| WC | 1418 x 1480mm | 4'8" x 4'10" |

[Approximate dimensions]



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 5151 x 4019mm | 16'11" x 13'2" |
| En Suite | 2478 x 1920mm | 8'2" x 6'4" |
| Bedroom 2 | 3952 x 3797mm | 13'0" x 12'5" |
| Bedroom 3 | 2310 x 2213mm | 7'7" x 7'3" |
| Bathroom | 1863 x 2113mm | 6'1" x 6'11" |

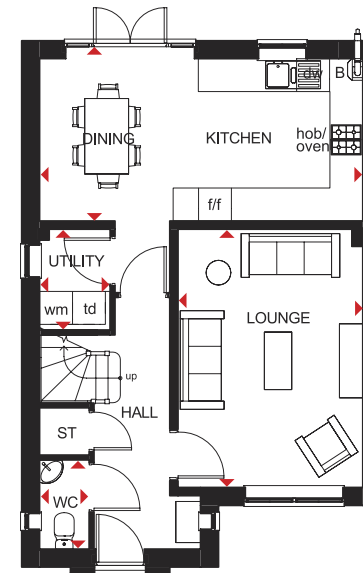
[Approximate dimensions]

| | | | | |
|------------|----|-----------------------|-----|----------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space |
| | ST | Store | ◀▶ | Dimension location |
| | wm | Washing machine space | | |

4 BEDROOM DETACHED HOME



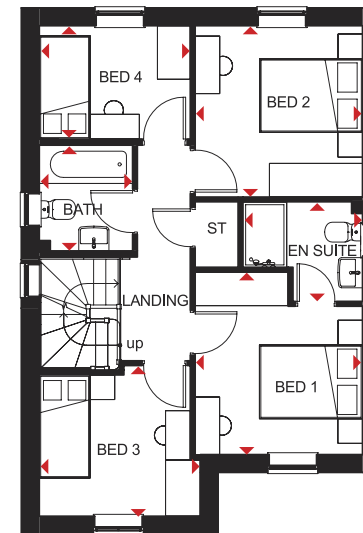
- Bright, airy family home with oversized windows to maximise light
- The large open-plan kitchen has a dining area with French doors leading to the garden; there is also a separate utility room
- The spacious lounge is a great place for the family to relax in
- Upstairs are two double bedrooms, the master with en suite, two single bedrooms and a family bathroom



Ground Floor

| | | |
|----------------|---------------|---------------|
| Lounge | 3370 x 4710mm | 11'1" x 15'5" |
| Kitchen/Dining | 5895 x 2960mm | 19'4" x 9'9" |
| WC | 904 x 1627mm | 3'0" x 5'4" |
| Utility | 1287 x 1841mm | 4'3" x 6'0" |

(Approximate dimensions)



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 3054 x 3328mm | 10'0" x 10'11" |
| En Suite | 2181 x 1816mm | 7'2" x 5'11" |
| Bedroom 2 | 3054 x 3123mm | 10'0" x 10'3" |
| Bedroom 3 | 2935 x 2747mm | 9'8" x 9'0" |
| Bedroom 4 | 2754 x 2065mm | 9'0" x 6'9" |
| Bathroom | 1700 x 1937mm | 5'7" x 6'4" |

(Approximate dimensions)

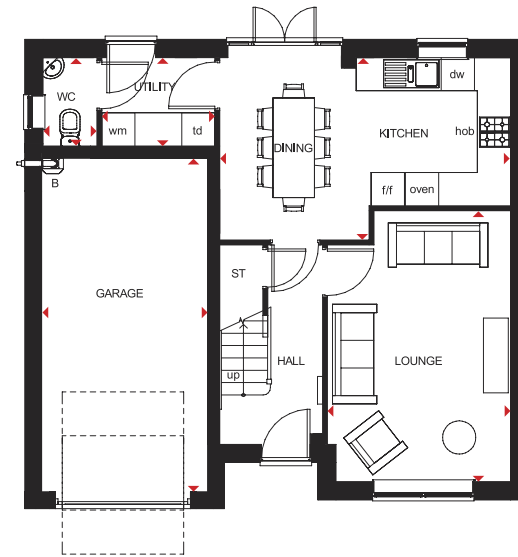
| | | | | | | |
|------------|----|-----------------------|-----|----------------------|-----|--------------------|
| KEY | B | Boiler | f/f | Fridge/freezer space | ◀ ▶ | Dimension location |
| | ST | Store | dw | Dishwasher space | | |
| | wm | Washing machine space | td | Tumble dryer space | | |

HEMSWORTH

4 BEDROOM DETACHED HOME



- An airy open-plan kitchen creates the perfect hub for all the family with its flexible dining area and French doors leading to the garden
- The spacious feeling flows through to the front-aspect lounge
- An integral garage and separate utility make this a practical home
- Upstairs are three double bedrooms, the master with en suite, a single bedroom and a family bathroom



Ground Floor

| | | |
|----------------|---------------|----------------|
| Lounge | 4897 x 3310mm | 16'1" x 10'10" |
| Kitchen/Dining | 5253 x 3297mm | 17'3" x 10'10" |
| Utility | 1598 x 2044mm | 5'3" x 6'8" |
| WC | 1598 x 976mm | 5'3" x 3'2" |
| Garage | 6025 x 3000mm | 19'9" x 9'10" |

[Approximate dimensions]



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 4219 x 4007mm | 13'10" x 13'2" |
| En Suite | 2010 x 1661mm | 6'7" x 5'5" |
| Bedroom 2 | 3962 x 3107mm | 13'0" x 10'2" |
| Bedroom 3 | 3566 x 3169mm | 11'8" x 10'5" |
| Bedroom 4 | 3126 x 2936mm | 10'3" x 9'8" |
| Bathroom | 2151 x 1901mm | 7'1" x 6'3" |

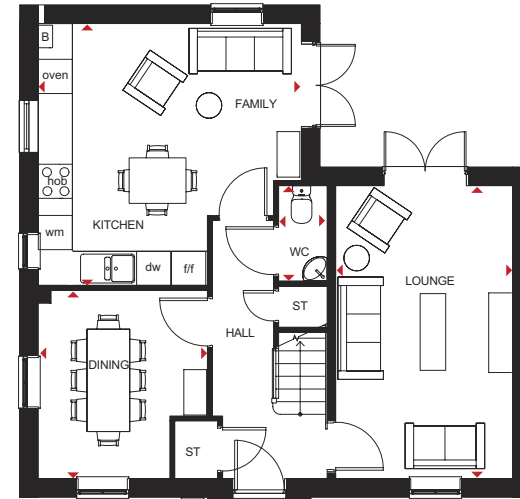
[Approximate dimensions]

| | | | |
|------------|--------------------------|--------------------------|------------------------|
| KEY | B Boiler | f/f Fridge/freezer space | ◀ ▶ Dimension location |
| | ST Store | dw Dishwasher space | |
| | wm Washing machine space | td Tumble dryer space | |

4 BEDROOM DETACHED HOME



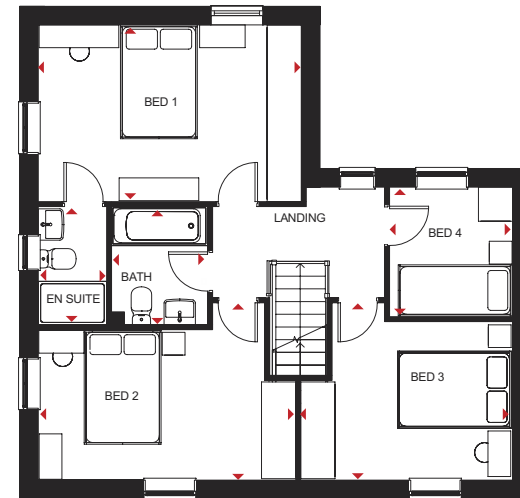
- A large fitted kitchen with family and breakfast areas provides this spacious home with the ideal hub for all the family
- French doors leading to the rear garden from both the kitchen and the separate lounge give it a bright and airy feeling, and there is a separate dining room with dual-aspect windows
- Upstairs are three double bedrooms, the master bedroom with en suite, a single bedroom and a family bathroom



Ground Floor

| | | |
|-------------------------|---------------|----------------|
| Lounge | 5148 x 3110mm | 16'11" x 10'2" |
| Kitchen/ Family Room | 4623 x 4603mm | 15'2" x 15'1" |
| Dining Room | 3307 x 2972mm | 10'10" x 9'9" |
| WC | 1675 x 853mm | 5'6" x 2'10" |

[Approximate dimensions]



First Floor

| | | |
|-----------|---------------|----------------|
| Bedroom 1 | 4623 x 3104mm | 15'2" x 10'2" |
| En Suite | 2075 x 1191mm | 6'10" x 3'11" |
| Bedroom 2 | 4523 x 3115mm | 14'10" x 10'3" |
| Bedroom 3 | 3724 x 3115mm | 12'3" x 10'3" |
| Bedroom 4 | 2275 x 2163mm | 7'6" x 7'1" |
| Bathroom | 2075 x 1697mm | 6'10" x 5'7" |

[Approximate dimensions]

| | | | | |
|------------|----|-----------------------|-----|----------------------|
| KEY | B | Boiler | fff | Fridge/freezer space |
| | ST | Store | dw | Dishwasher space |
| | wm | Washing machine space | ◀▶ | Dimension location |

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

WHAT THE CODE COVERS

For the purposes of this code, ‘customer’ means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, ‘the customer’ includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



