

HARBOURSIDE @ THE QUAYS

WOODHAM ROAD, BARRY, VALE OF GLAMORGAN CF62 4HJ



A COLLECTION OF 1, 2, 3 & 4 BEDROOM HOMES

HARBOURSIDE @ THE QUAYS

DEVELOPMENT LAYOUT

KEY

- **ASPEN**
1 & 2 bedroom homes
- **KENLEY**
2 bedroom home
- **BARTON**
3 bedroom home
- **BRENTFORD**
3 bedroom home
- **HAVERSHAM**
4 bedroom home
- **HAVERSHAM SPECIAL**
4 bedroom home
- **AFFORDABLE HOUSING**
- ★ **Sales Office and View Home**
- V **Visitor Parking**



SUSTAINABILITY FEATURES:

- Grassland
- Wildflower meadow

barratthomes.co.uk



1 & 2 BEDROOM APARTMENTS



- Modern one and two bedroom apartments
- Spacious open-plan living
- Fully fitted kitchen with lounge area
- Fully fitted family bathroom



Type 1

Kitchen/Lounge	4270 x 7838mm	14'0" x 25'7"
Bedroom 1	3234 x 3152mm	10'6" x 10'3"
Bedroom 2	2180 x 3520mm	7'1" x 11'5"
Bathroom	1922 x 3109mm	6'3" x 10'2"

[Approximate dimensions]

Please speak to Sales Adviser for alternative floors.



Type 2

Kitchen/Lounge	5883 x 3972mm	19'3" x 13'0"
Bedroom 1	3689 x 3455mm	12'1" x 11'3"
Bathroom	2079 x 1887mm	6'8" x 6'2"

[Approximate dimensions]

Please speak to Sales Adviser for alternative floors.



Type 3

Kitchen/Lounge	7863 x 4270mm	25'8" x 14'0"
Bedroom 1	3234 x 3628mm	10'6" x 11'9"
Bedroom 2	3212 x 2180mm	10'5" x 7'1"
Bathroom	2066 x 1869mm	6'8" x 6'1"

[Approximate dimensions]

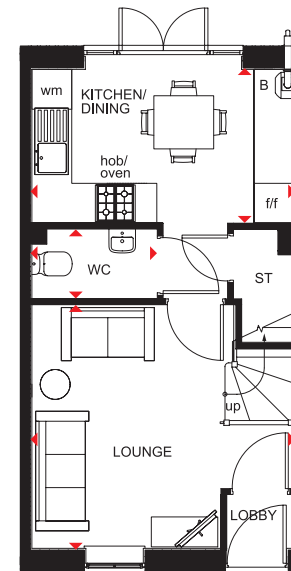
Please speak to Sales Adviser for alternative floors.

KEY ST Store
◀▶ Dimension location

2 BEDROOM HOME



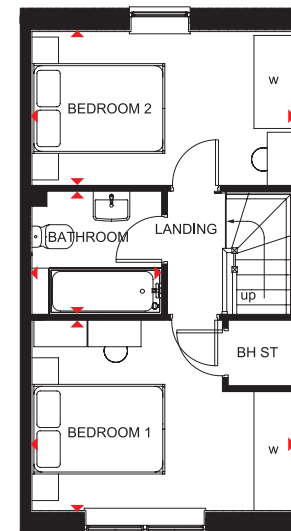
- Natural light floods through oversized windows in this two bedroom home
- French doors in the open-plan kitchen and dining area lead to the garden
- A front-aspect lounge and convenient storage space create a great place for modern living
- On the first floor are two double bedrooms and a family bathroom



Ground Floor

Lounge	3843 x 3656mm	12'6" x 12'0"
Kitchen/Dining	3943 x 2441mm	12'9" x 8'0"
WC	1875 x 1025mm	6'1" x 3'4"

[Approximate dimensions]



First Floor

Bedroom 1	3943 x 2865mm	12'9" x 9'4"
Bedroom 2	3943 x 2441mm	12'9" x 8'0"
Bathroom	1953 x 1853mm	6'4" x 6'1"

[Approximate dimensions]

KEY	B	Boiler	wm	Washing machine space	◀▶	Dimension location
	ST	Store	f/f	Fridge/freezer space		
	BH ST	Bulkhead store	w	Wardrobe space		

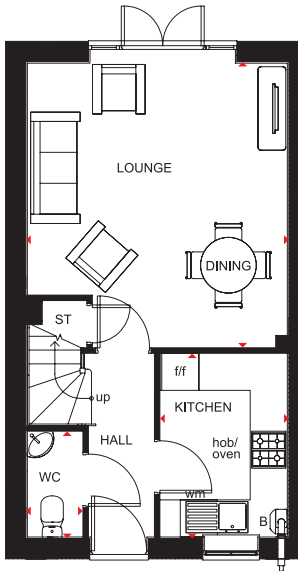


BARRATT
HOMES

3 BEDROOM HOME



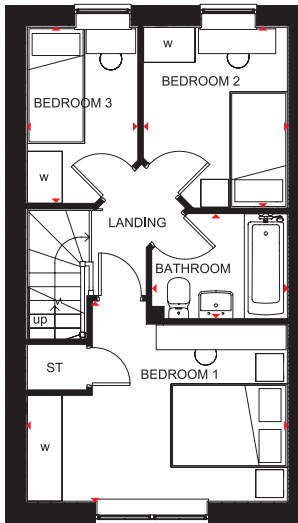
- Light flows into this three bedroom family home through oversized windows, giving it a bright and airy feeling
- A spacious lounge with dining area and French doors leading to the garden, and a fitted kitchen are perfect for modern living
- Upstairs are a double bedroom and two singles, and a family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



Ground Floor

Lounge/Dining	4602 x 4201mm	15'1" x 13'9"
Kitchen	2971 x 2050mm	9'9" x 6'9"
WC	1710 x 878mm	5'7" x 2'11"

[Approximate dimensions]



First Floor

Bedroom 1	3238 x 4201mm	10'7" x 13'9"
Bedroom 2	2922 x 2328mm	9'7" x 7'8"
Bedroom 3	1785 x 2847mm	5'10" x 9'4"
Bathroom	2193 x 1700mm	7'2" x 5'7"

[Approximate dimensions]

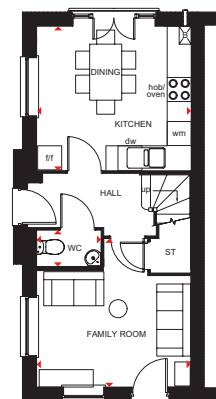
KEY	B	Boiler	f/f	Fridge/freezer space
	ST	Store	w	Wardrobe space
	wm	Washing machine space	◀▶	Dimension location

BRENTFORD

3 BEDROOM HOME



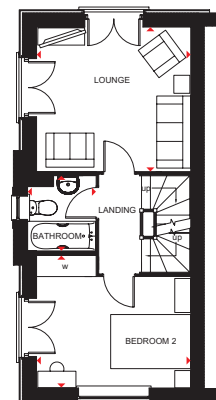
- Bright family home designed over three storeys
- Open-plan kitchen/dining area with access to the garden, and a separate family room are on the ground floor
- The first floor has a dual-aspect lounge, one double bedroom and the family bathroom
- Two double bedrooms, the main bedroom with dual-access shower room, are on the top floor



Ground Floor - Plots 5 & 12

Kitchen/Dining	3840 x 3597mm	12'7" x 11'10"
Family	3840 x 3712mm	12'7" x 12'2"
WC	1601 x 874mm	5'3" x 2'10"

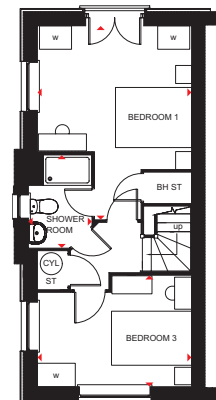
[Approximate dimensions]



First Floor - Plots 5 & 12

Lounge	3585 x 3840mm	11'9" x 12'7"
Bedroom 2	3840 x 3311mm	12'7" x 10'10"
Bathroom	1867 x 1701mm	6'1" x 5'7"

[Approximate dimensions]

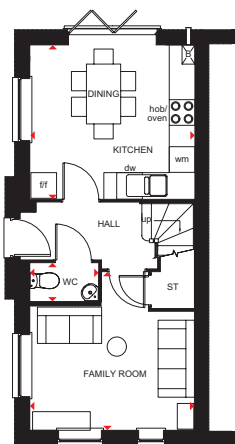


Second Floor - Plots 5 & 12

Bedroom 1	4832 x 3840mm	15'10" x 12'7"
Shower Room	2315 x 1576mm	7'7" x 5'2"
Bedroom 3	3840 x 2786mm	12'7" x 9'2"

[Approximate dimensions]

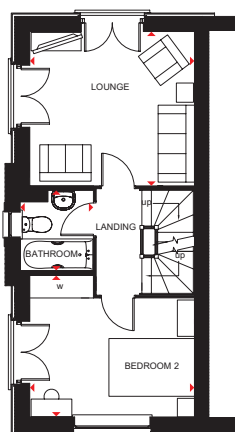
KEY	B	Boiler	CYL	Cylinder	dw	Dishwasher space
	ST	Store	wm	Washing machine space	w	Wardrobe space
	BH ST	Bulkhead store	f/f	Fridge/freezer space	◀▶	Dimension location



Ground Floor - Plots 22 & 30

Kitchen/Dining	3840 x 3597mm	12'7" x 11'10"
Family	3840 x 3712mm	12'7" x 12'2"
WC	1601 x 874mm	5'3" x 2'10"

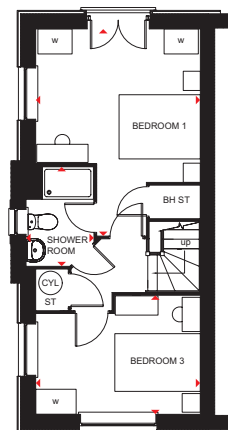
[Approximate dimensions]



First Floor - Plots 22 & 30

Lounge	3585 x 3840mm	11'9" x 12'7"
Bedroom 2	3840 x 3311mm	12'7" x 10'10"
Bathroom	1867 x 1701mm	6'1" x 5'7"

[Approximate dimensions]



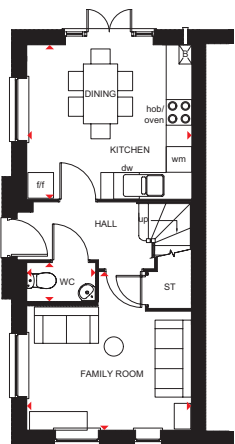
Second Floor - Plots 22 & 30

Bedroom 1	4832 x 3840mm	15'10" x 12'7"
Shower Room	2315 x 1576mm	7'7" x 5'2"
Bedroom 3	3840 x 2786mm	12'7" x 9'2"

[Approximate dimensions]

KEY	B	Boiler	CYL	Cylinder	dw	Dishwasher space
	ST	Store	wm	Washing machine space	w	Wardrobe space
	BH ST	Bulkhead store	f/f	Fridge/freezer space	◀▶	Dimension location

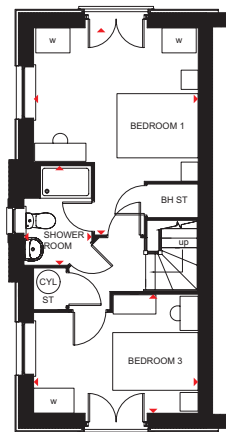
Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



Ground Floor - Plots 47 & 56

Kitchen/Dining	3840 x 3597mm	12'7" x 11'10"
Family	3840 x 3712mm	12'7" x 12'2"
WC	1601 x 874mm	5'3" x 2'10"

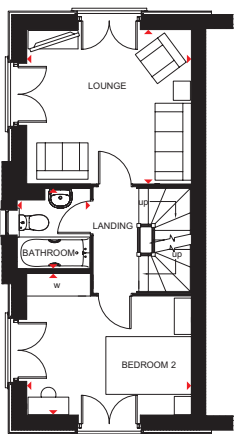
[Approximate dimensions]



Second Floor - Plots 47 & 56

Bedroom 1	4832 x 3840mm	15'10" x 12'7"
Shower Room	2315 x 1576mm	7'7" x 5'2"
Bedroom 3	3840 x 2786mm	12'7" x 9'2"

[Approximate dimensions]



First Floor - Plots 47 & 56

Lounge	3585 x 3840mm	11'9" x 12'7"
Bedroom 2	3840 x 3311mm	12'7" x 10'10"
Bathroom	1867 x 1701mm	6'1" x 5'7"

[Approximate dimensions]

KEY	B	Boiler	CYL	Cylinder	dw	Dishwasher space
	ST	Store	wm	Washing machine space	w	Wardrobe space
	BH ST	Bulkhead store	f/f	Fridge/freezer space	◀▶	Dimension location

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SP437537

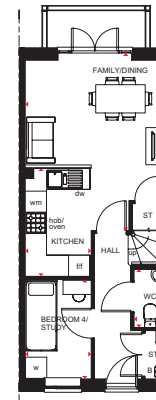
HAVERSHAM

THE CLASSIC
COLLECTION

4 BEDROOM HOME



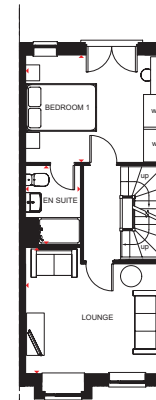
- An ideal family home designed over three floors
- A fully fitted kitchen with dining and family area, and a study/fourth bedroom are on the ground floor
- On the first floor is a spacious lounge and a main bedroom with en suite
- Upstairs there are two double bedrooms and a family bathroom



Ground Floor - Plots 6, 8, 9 & 11

Kitchen	1865 x 3060mm	6'1" x 10'0"
Family/Dining	3936 x 4818mm	12'11" x 15'10"
Bedroom 4/ Study	1852 x 2751mm	6'1" x 9'0"
WC	861 x 1649mm	2'8" x 5'5"

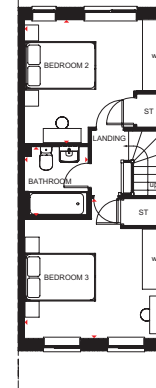
[Approximate dimensions]



First Floor - Plots 6, 8, 9 & 11

Lounge	3630 x 3936mm	11'11" x 12'11"
Bedroom 1	3042 x 3936mm	10'0" x 12'11"
En Suite	1551 x 2163mm	5'1" x 7'1"

[Approximate dimensions]

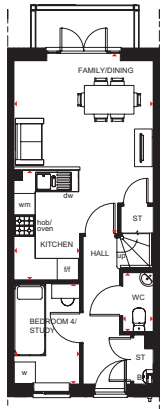


Second Floor - Plots 6, 8, 9 & 11

Bedroom 2	3936 x 3488mm	12'11" x 11'5"
Bedroom 3	3936 x 3947mm	12'11" x 12'11"
Bathroom	1801 x 1963mm	5'10" x 6'5"

[Approximate dimensions]

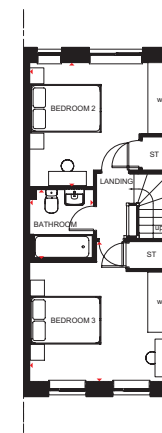
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶ Dimension location
	ST	Store	dw	Dishwasher space	
	wm	Washing machine space	w	Wardrobe space	



Ground Floor - Plots 7 & 10

Kitchen	1865 x 3060mm	6'1" x 10'0"
Family/Dining	3936 x 4818mm	12'11" x 15'10"
Bedroom 4/ Study	1852 x 2751mm	6'1" x 9'0"
WC	861 x 1649mm	2'8" x 5'5"

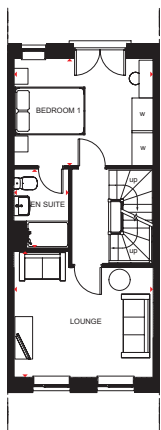
[Approximate dimensions]



Second Floor - Plots 7 & 10

Bedroom 2	3936 x 3488mm	12'11" x 11'5"
Bedroom 3	3936 x 3947mm	12'11" x 12'11"
Bathroom	1801 x 1963mm	5'10" x 6'5"

[Approximate dimensions]



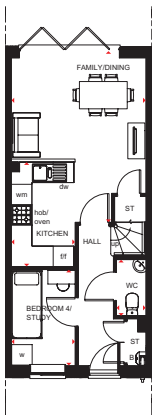
First Floor - Plots 7 & 10

Lounge	3630 x 3936mm	11'11" x 12'11"
Bedroom 1	3042 x 3936mm	10'0" x 12'11"
En Suite	1551 x 2163mm	5'1" x 7'1"

[Approximate dimensions]

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

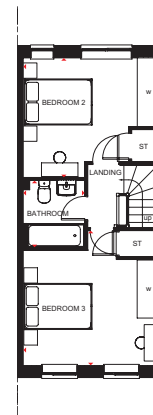
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Ground Floor - Plots 25, 27 & 29

Kitchen	1865 x 3060mm	6'1" x 10'0"
Family/Dining	3936 x 4818mm	12'11" x 15'10"
Bedroom 4/ Study	1852 x 2751mm	6'1" x 9'0"
WC	861 x 1649mm	2'8" x 5'5"

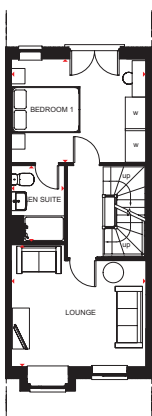
[Approximate dimensions]



Second Floor - Plots 25, 27 & 29

Bedroom 2	3936 x 3488mm	12'11" x 11'5"
Bedroom 3	3936 x 3947mm	12'11" x 12'11"
Bathroom	1801 x 1963mm	5'10" x 6'5"

[Approximate dimensions]



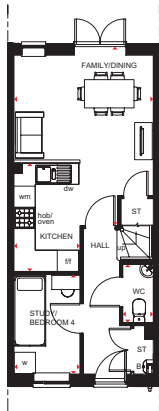
First Floor - Plots 25, 27 & 29

Lounge	3630 x 3936mm	11'11" x 12'11"
Bedroom 1	3042 x 3936mm	10'0" x 12'11"
En Suite	1551 x 2163mm	5'1" x 7'1"

[Approximate dimensions]

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

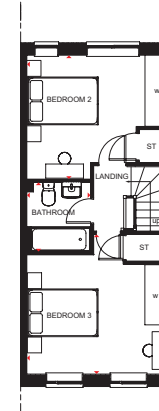
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Ground Floor - Plot 49

Kitchen	1865 x 3060mm	6'1" x 10'0"
Family/Dining	3936 x 4818mm	12'11" x 15'10"
Study/ Bedroom 4	1852 x 2751mm	6'1" x 9'0"
WC	861 x 1649mm	2'8" x 5'5"

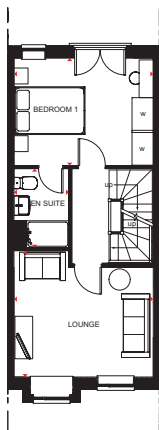
(Approximate dimensions)



Second Floor - Plot 49

Bedroom 2	3936 x 3488mm	12'11" x 11'5"
Bedroom 3	3936 x 3947mm	12'11" x 12'11"
Bathroom	1801 x 1963mm	5'10" x 6'5"

(Approximate dimensions)



First Floor - Plot 49

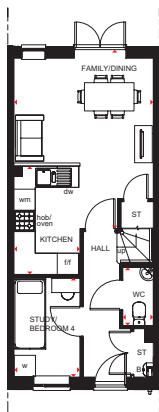
Lounge	3630 x 3936mm	11'11" x 12'11"
Bedroom 1	3042 x 3936mm	10'0" x 12'11"
En Suite	1551 x 2163mm	5'1" x 7'1"

(Approximate dimensions)

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

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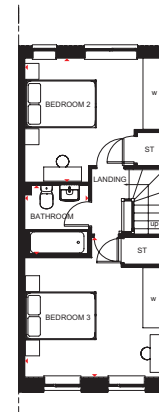
SP437724



Ground Floor - Plots 50, 52 & 54

Kitchen	1865 x 3060mm	6'1" x 10'0"
Family/Dining	3936 x 4818mm	12'11" x 15'10"
Study/ Bedroom 4	1852 x 2751mm	6'1" x 9'0"
WC	861 x 1649mm	2'8" x 5'5"

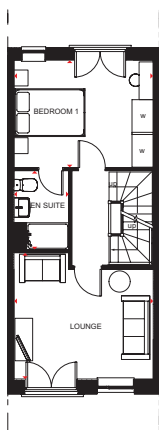
(Approximate dimensions)



Second Floor - Plots 50, 52 & 54

Bedroom 2	3936 x 3488mm	12'11" x 11'5"
Bedroom 3	3936 x 3947mm	12'11" x 12'11"
Bathroom	1801 x 1963mm	5'10" x 6'5"

(Approximate dimensions)



First Floor - Plots 50, 52 & 54

Lounge	3630 x 3936mm	11'11" x 12'11"
Bedroom 1	3042 x 3936mm	10'0" x 12'11"
En Suite	1551 x 2163mm	5'1" x 7'1"

(Approximate dimensions)

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

Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. »

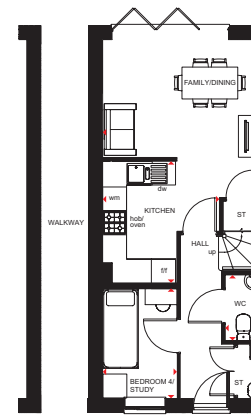
HAVERSHAM SPECIAL

THE CLASSIC
COLLECTION

4 BEDROOM HOME



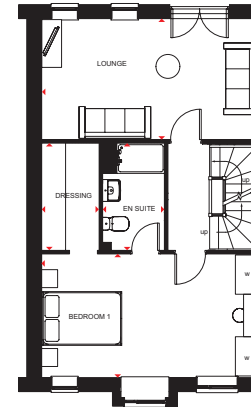
- An ideal family home designed over three floors
- A fully fitted kitchen with dining and family area, and a study/fourth bedroom are on the ground floor
- On the first floor is a spacious lounge and a main bedroom with en suite and dressing area
- Upstairs there are two double bedrooms, an en suite and a family bathroom



Ground Floor - Plot 23

Kitchen	1865 x 3060mm	6'1" x 10'0"
Family/Dining	3936 x 4818mm	12'11" x 15'10"
Bedroom 4/ Study	1852 x 2751mm	6'1" x 9'0"
WC	861 x 1649mm	2'8" x 5'5"

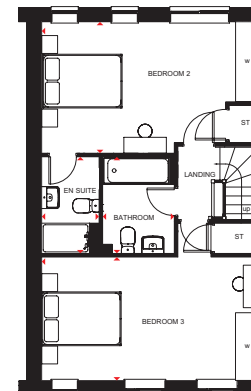
(Approximate dimensions)



First Floor - Plot 23

Lounge	5466 x 3024mm	17'11" x 9'11"
Bedroom 1	5466 x 3092mm	17'11" x 10'2"
En Suite	2666 x 1526mm	8'9" x 5'0"
Dressing	2666 x 1375mm	8'9" x 4'6"

(Approximate dimensions)

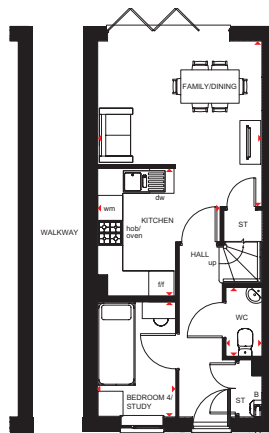


Second Floor - Plot 23

Bedroom 2	5466 x 3290mm	17'11" x 10'10"
En Suite	2403 x 1430mm	7'11" x 4'8"
Bedroom 3	5466 x 3092mm	17'11" x 10'2"
Bathroom	2403 x 1776mm	7'11" x 5'10"

(Approximate dimensions)

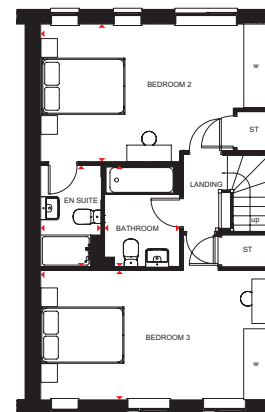
KEY	B	Boiler	f/f	Fridge/freezer space	◀▶	Dimension location
	ST	Store	dw	Dishwasher space		
	wm	Washing machine space	w	Wardrobe space		



Ground Floor - Plots 24, 26 & 28

Kitchen	1865 x 3060mm	6'1" x 10'0"
Family/Dining	3936 x 4818mm	12'11" x 15'10"
Bedroom 4/ Study	1852 x 2751mm	6'1" x 9'0"
WC	861 x 1649mm	2'8" x 5'5"

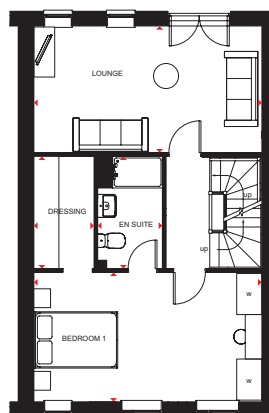
[Approximate dimensions]



Second Floor - Plots 24, 26 & 28

Bedroom 2	5466 x 3290mm	17'11" x 10'10"
En Suite	2403 x 1430mm	7'11" x 4'8"
Bedroom 3	5466 x 3092mm	17'11" x 10'2"
Bathroom	2403 x 1776mm	7'11" x 5'10"

[Approximate dimensions]



First Floor - Plots 24, 26 & 28

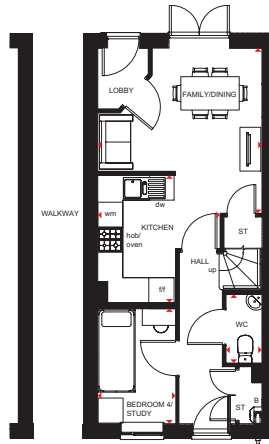
Lounge	5466 x 3024mm	17'11" x 9'11"
Bedroom 1	5466 x 3092mm	17'11" x 10'2"
En Suite	2666 x 1526mm	8'9" x 5'0"
Dressing	2666 x 1375mm	8'9" x 4'6"

[Approximate dimensions]

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

Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

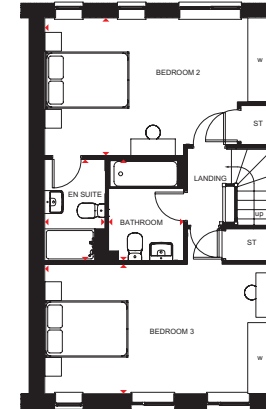
SP437725



Ground Floor - Plot 48

Kitchen	1865 x 3060mm	6'1" x 10'0"
Family/Dining	3936 x 4818mm	12'11" x 15'10"
Bedroom 4/ Study	1852 x 2751mm	6'1" x 9'0"
WC	861 x 1649mm	2'8" x 5'5"

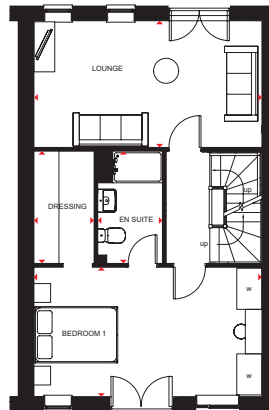
[Approximate dimensions]



Second Floor - Plot 48

Bedroom 2	5466 x 3290mm	17'11" x 10'10"
En Suite	2403 x 1430mm	7'11" x 4'8"
Bedroom 3	5466 x 3092mm	17'11" x 10'2"
Bathroom	2403 x 1776mm	7'11" x 5'10"

[Approximate dimensions]



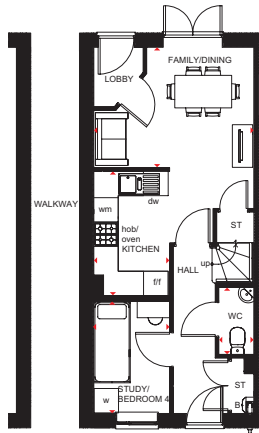
First Floor - Plot 48

Lounge	5466 x 3024mm	17'11" x 9'11"
Bedroom 1	5466 x 3092mm	17'11" x 10'2"
En Suite	2666 x 1526mm	8'9" x 5'0"
Dressing	2666 x 1375mm	8'9" x 4'6"

[Approximate dimensions]

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

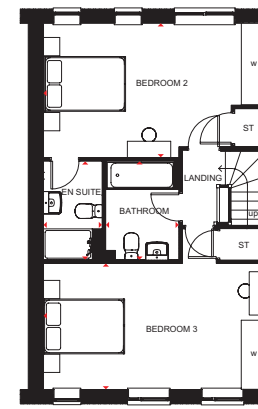
Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. SP437725



Ground Floor - Plots 51 & 53

Kitchen	1865 x 3060mm	6'1" x 10'0"
Family/Dining	3936 x 4818mm	12'11" x 15'10"
Study/ Bedroom 4	1852 x 2751mm	6'1" x 9'0"
WC	861 x 1649mm	2'8" x 5'5"

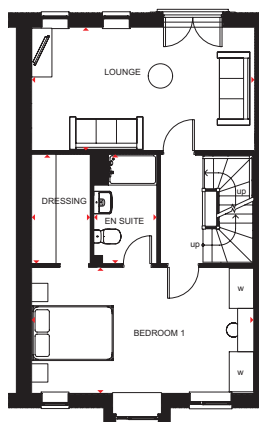
[Approximate dimensions]



Second Floor - Plots 51 & 53

Bedroom 2	5466 x 3290mm	17'11" x 10'10"
En Suite	2403 x 1430mm	7'11" x 4'8"
Bedroom 3	5466 x 3092mm	17'11" x 10'2"
Bathroom	2403 x 1776mm	7'11" x 5'10"

[Approximate dimensions]



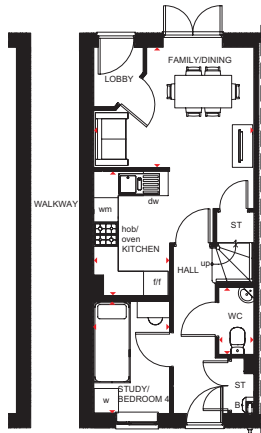
First Floor - Plots 51 & 53

Lounge	5466 x 3024mm	17'11" x 9'11"
Bedroom 1	5466 x 3092mm	17'11" x 10'2"
En Suite	2666 x 1526mm	8'9" x 5'0"
Dressing	2666 x 1375mm	8'9" x 4'6"

[Approximate dimensions]

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

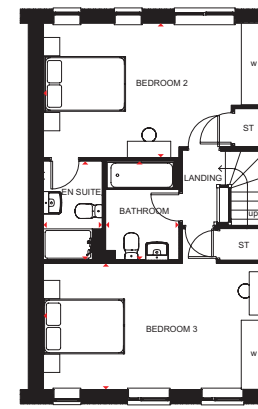
Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. SP437725



Ground Floor - Plot 55

Kitchen	1865 x 3060mm	6'1" x 10'0"
Family/Dining	3936 x 4818mm	12'11" x 15'10"
Study/ Bedroom 4	1852 x 2751mm	6'1" x 9'0"
WC	861 x 1649mm	2'8" x 5'5"

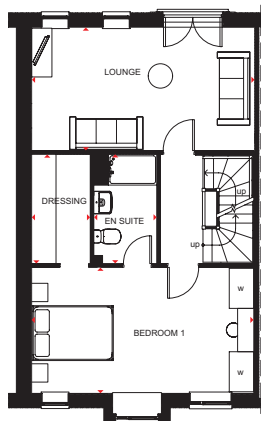
[Approximate dimensions]



Second Floor - Plot 55

Bedroom 2	5466 x 3290mm	17'11" x 10'10"
En Suite	2403 x 1430mm	7'11" x 4'8"
Bedroom 3	5466 x 3092mm	17'11" x 10'2"
Bathroom	2403 x 1776mm	7'11" x 5'10"

[Approximate dimensions]



First Floor - Plot 55

Lounge	5466 x 3024mm	17'11" x 9'11"
Bedroom 1	5466 x 3092mm	17'11" x 10'2"
En Suite	2666 x 1526mm	8'9" x 5'0"
Dressing	2666 x 1375mm	8'9" x 4'6"

[Approximate dimensions]

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

Floor plans are intended to give a general indication of the proposed floor layout only. Dimensions are accurate to within + or - 50mm but should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Images, photographs and dimensions are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. SP437725

THE CONSUMER CODE

The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all Home Builders registered with the UK's main new Home Warranty Bodies; NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new Homes. It requires all new Home Buyers are treated fairly and are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new Home Buyers to:

- be treated fairly,
- know what levels of service to expect,
- to be given reliable information about their purchase and their consumer rights before and after they move in, and
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code

The Code reinforces best practice among Home Builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 star housebuilder we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders please visit <http://www.consumercode.co.uk/>



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