HARBOURSIDE 16 THE QUAYS WOODHAM ROAD, BARRY, VALE OF GLAMORGAN CF62 4HJ



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



HARBOURSIDE @ THE QUAYS

DEVELOPMENT LAYOUT



barratthomes.co.uk



Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Harbourside @ The Quays is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

ASPEN

1 & 2 BEDROOM APARTMENTS



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



Туре 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 dimensi	ons)	

Please speak to Sales Adviser for alternative floors.



Туре 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"
(Annrovimate dimensi	opsi	

Please speak to Sales Adviser for alternative floors.

Туре З		
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 dimension	nsl	

Please speak to Sales Adviser for alternative floors.

- KEY ST Store
 - Dimension location



All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of futures and tittings including fitted furniture. These dimensions are not intended to be relied upon (nr, nor to form part d), any contract unless specifically incorporated in writing include areas of futures. All images, photographs and dimensions are not intended to be relied upon (nr, nor to form part d).



THE CLASSIC COLLECTION

KENLEY

THE CLASSIC COLLECTION

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



or	
3843 x 3656mm	12'6" x 12'0"
3943 x 2441mm	12'9" x 8'0"
1875 x 1025mm	6'1" x 3'4"
	3843 x 3656mm 3943 x 2441mm

[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"		

[Annrovimate dimensions]

KEY В Boiler ST Store

- wm Washing machine space Dimension location
- f/f Fridge/freezer space
- BH ST Bulkhead store w Wardrobe space

CODE



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SP437500

BARTON

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



or	
4602 x 4201mm	15'1" x 13'9"
2971 x 2050mm	9'9" x 6'9"
1710 x 878mm	5'7" x 2'11"
	4602 x 4201mm 2971 x 2050mm

[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 В Boiler ST Store

- f/f Fridge/freezer space
- w Wardrobe space







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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



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Ground Floor - Plots 5 & 12				
3840 x 3597mm	12'7" x 11'10"			
3840 x 3712mm	12'7" x 12'2"			
1601 x 874mm	5'3" x 2'10"			
	3840 x 3597mm 3840 x 3712mm			

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	В	Boiler	CYL	Cylinder	dw	Dishv
	ST	Store	wm	Washing machine space	w	Ward
	BH ST	Bulkhead store	f/f	Fridge/freezer space	\leftrightarrow	Dime

- hwasher space rdrobe space
- nension location



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INPORTANT NOTICE: [Computer Generated] images are for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within +or-50mm. Dimensions should not be used for carpet size, appliance spaces or items of furniture. Please ask our sales adviser for details of the treatments specified for individual plots. [Computer Generated] images and dimensions are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within +or-50mm. Dimensions should not be used for carpet size, appliance spaces or items of furniture. Please ask our sales adviser for details of the treatments specified for individual plots. [Computer Generated] images and dimensions are accurate to within +or-50mm. Dimensions should not be used for carpet size, appliance spaces or items of furniture. Please ask our sales adviser for details of the treatments specified for individual plots. [Computer Generated] images and dimensions are accurate to within +or-50mm. Dimensions should not be used for carpet size, appliance spaces or items of furniture. Please ask our sales adviser for details of the treatments specified for individual plots. [Computer Generated] images and dimensions are accurate to within +or-50mm. Dimensions should not be used for carpet size, appliance spaces or items of furniture. Please ask our sales adviser for details of the treatments specified for individual plots. [Computer Generated] images and dimensions are accurate to within +or-50mm. Dimensions should not be used for carpet size, appliance spaces or items of furniture. Please ask our sales adviser for details of the treatments specified for individual plots.]



Ground Flo	or - Plots 22 & 3	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"

W W BEDROOM 1 BH ST D SHOWER BOOM CY ST BEDROOM 3 W

Second Flo	or - Plots 22 & 3	0
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"

LOUNGE LOUNGE LANDING RATHROOM W BEDROOM 2

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)

KEY	В	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. Advisor for details of the treatments specified for individual plats. Individual features such as windows, incid and other materials' colours may vary, as may drainage, heating and electrical layouts. Images, photographs and dimensions are not interded to form part of any cortract or warrary unless specified into individual interview. The individual features. See a set of the treatment specified to individual interview. The set of the treatment specified to individual interview. The set of the treatment specified to the treatment specified to individual interview. The set of the treatment



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"		



Second Floor - Plots 47 & 56			
10" x 12'7"			
7" x 5'2"			
7″ x 9'2″			



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	В	Boiler	CYL	Cylinder	dw	Dishwasher space
	ST	Store	wm	Washing machine space	w	Wardrobe space
	BH ST	Bulkhead store	f/f	Fridge/freezer space	\bullet	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. Advisor for details of the treatments specified for individual glacks. Individual features such as windows, incid and other materials' colours may vary, as may drainage, heating and electrical layouts. Images, photographs and dimensions are not intended to timm part of any cormator dwarmany unless specified into principate with mining in other contract. SP4273537

HAVERSHAM

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)

Dimension location

Fridge/freezer space

Dishwasher space

Wardrobe space

f/f

dw

w



KEY

Boiler

Washing machine space

В

ST Store

wm

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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 dimens	sions)	



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"



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)

Dimension location

KEY B Boiler

- ST Store wm Washing machine space
- dw Dishwasher space

f/f Fridge/freezer 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 dimen	sions)	



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 dimen	sions)	

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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)

Dimension location

КЕҮ В Boiler ST

- f/f Fridge/freezer space dw
- Store wm Washing machine space
- Dishwasher 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"
(Approvimate dimensions)		



First Floor - Plot 49		
3630 x 3936mm	11'11" x 12'11"	
3042 x 3936mm	10'0" x 12'11"	
1551 x 2163mm	5'1" x 7'1"	
	3630 x 3936mm 3042 x 3936mm	

(Approximate dimensions)

Dimension location

KEY B Boiler

- ST Store wm Washing machine space
- dw Dishwasher space

f/f Fridge/freezer space

w Wardrobe space

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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 dimen	sionsl	

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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)

Dimension location

КЕҮ В Boiler

- ST Store
 - wm Washing machine space
- f/f Fridge/freezer space Dishwasher space dw
- w Wardrobe space

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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"
(Annuquinque dimon	-innal	

(Approximate dimensions

LOUNGE	T E
	up W
	(

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"
(Annroximate dime	lancionel	



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)

Dimension location

KEY

В

ST Store Washing machine space wm

Boiler

- Fridge/freezer space Dishwasher space
- f/f w

 - dw Wardrobe space

4 BARRATT

HOMES



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 dimen	sions)	



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"



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 dimen	sions)	

Dimension location

KEY B Boiler ST Store

- ST Store wm Washing machine space
- dw Dishwasher space

w Wardrobe space

f/f Fridge/freezer space

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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 dimen	sions)	



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"



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 dimen	sions)	

Dimension location

KEY B Boiler

- ST Store
- wm Washing machine space
- f/f Fridge/freezer space dw Dishwasher space
- w Wardrobe space

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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 dimen	sions)	



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"



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 dimen	sions)			

Dimension location

КЕҮ В Boiler ST

- Store
- Dishwasher space dw wm Washing machine space

w Wardrobe space

f/f Fridge/freezer space

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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 dimen	sions)			



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"		



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 dimen	sions)		

Dimension location

КЕҮ В Boiler ST Store

f/f Fridge/freezer space

Dishwasher space dw wm Washing machine space

w Wardrobe space

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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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