

AFON LAS @ PLASDŴR

LLANTRISTANT ROAD, CARDIFF CF5 6FP



A COLLECTION OF 2, 3 AND 4 BEDROOM HOMES

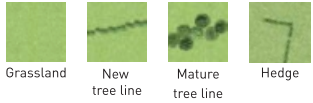


BARRATT
— HOMES —

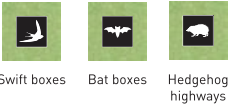


AFON LAS
PLASDŴR

SUSTAINABILITY FEATURES



THIS DEVELOPMENT ALSO FEATURES



BCP Bin Collection Point

VP Visitor Parking

Garden Sheds

★ Sales Offices & Show Homes



BARRATT
HOMES

barratthomes.co.uk



DAVID WILSON HOMES
WHERE QUALITY LIVES

dwh.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. Afon Las@Plasdwr is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

KEY

●	KENLEY	2 bedroom home
●	PALMERSTON	3 bedroom home
●	ELLERTON	3 bedroom home
●	MAIDSTONE	3 bedroom home
●	MORESBY	3 bedroom home
●	CHESTER	4 bedroom home
●	KINGSVILLE	3 bedroom home
●	KINGSLEY	4 bedroom home
●	KENNFORD	4 bedroom home
●	BRENTFORD	3 bedroom home
●	BRENTFORD SPECIAL	3 bedroom home
●	HAVERSHAM	4 bedroom home
●	HAVERSHAM SPECIAL	4 bedroom home
●	ALDERNEY	4 bedroom home
●	RADLEIGH	4 bedroom home

● **Affordable Housing**

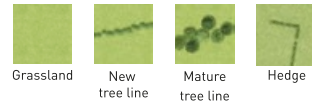
BCP Bin Collection Point

VP Visitor Parking

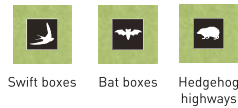
■ Garden Sheds

★ Sales Offices & Show Homes

SUSTAINABILITY FEATURES

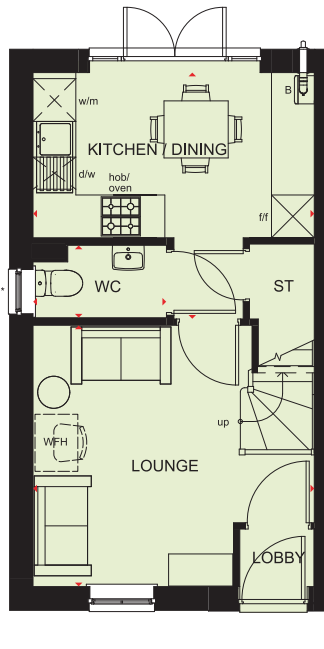
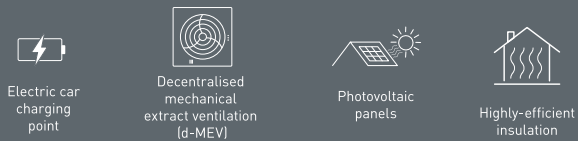


THIS DEVELOPMENT ALSO FEATURES



KENLEY

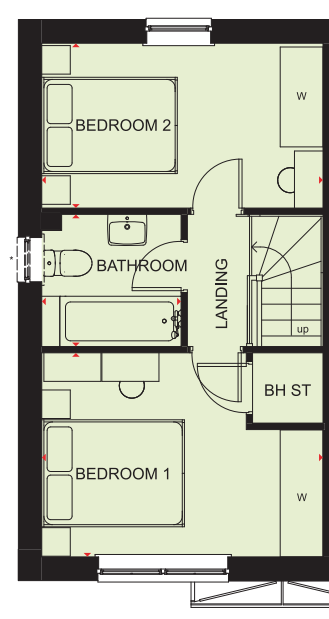
2 BEDROOM HOME



Ground Floor

Lounge	3947 x 3551 mm	12'11" x 11'8"
Kitchen/Dining	3897 x 3534 mm	12'9" x 11'7"
WC	1848 x 1059 mm	6'1" x 3'6"

* Window may not be available on certain plots.
Speak to Sales Adviser for details on individual plans



First Floor

Bedroom 1	3947 x 2851 mm	12'11" x 9'4"
Bedroom 2	3947 x 2302 mm	12'11" x 7'7"
Bathroom	1944 x 1853 mm	6'5" x 6'1"

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KEY	B	Boiler	dw	Dishwasher space	w	Wardrobe space
	ST	Store	f/f	Fridge/freezer space	◀▶	Dimension location
	w/m	Washing machine space	WFH	Working from home space		



PALMERSTON

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



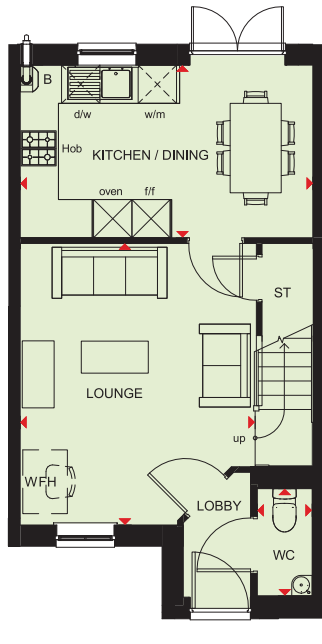
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels

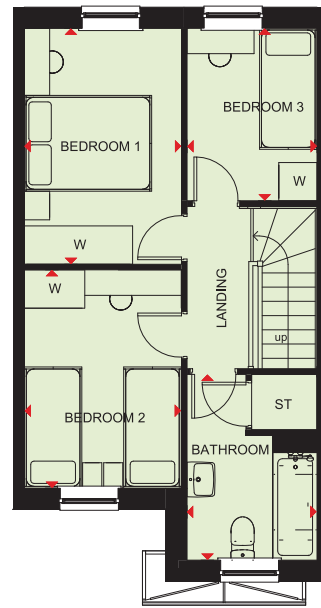


Highly-efficient insulation



Ground Floor

Lounge	3686 x 4357mm	12'1" x 14'4"
Kitchen/Dining	4531 x 2697mm	14'10" x 8'10"
WC	860 x 1661mm	2'10" x 5'5"



First Floor

Bedroom 1	2461 x 3691mm	8'1" x 12'1"
Bedroom 2	2462 x 3403mm	8'1" x 11'2"
Bedroom 3	2045 x 2700mm	6'9" x 8'10"
Bathroom	2045 x 2931mm	6'9" x 9'7"

KEY

B Boiler

ST Store

wm Washing machine space

dw Dishwasher space

f/f Fridge/freezer space

WFH Working from home space

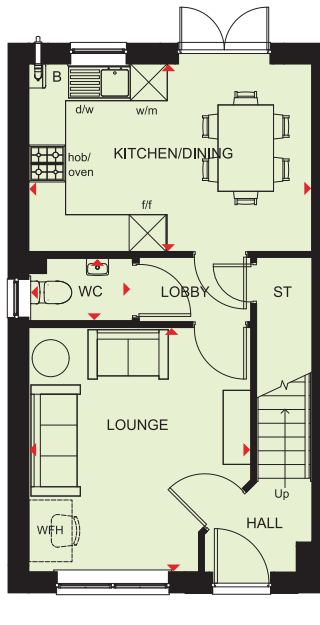
w Wardrobe space

◀ ▶ Dimension location



ELLERTON

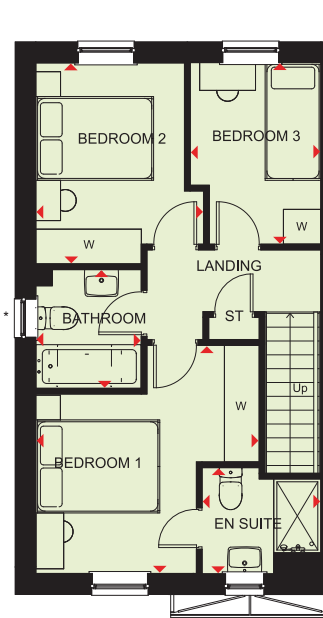
3 BEDROOM HOME



Ground Floor

Lounge	3599 x 3904mm	11'10" x 12'10"
Kitchen	4552 x 3048mm	14'11" x 10'0"
WC	1663 x 1016mm	5'5" x 3'4"

* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans



First Floor

Bedroom 1	3601 x 3674mm	11'10" x 12'1"
En suite	1928 x 1707mm	6'4" x 5'7"
Bedroom 2	2694 x 3236mm	8'10" x 10'7"
Bedroom 3	2128 x 2918mm	7'0" x 9'7"
Bathroom	1700 x 1917mm	5'7" x 6'3"

* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans

KEY

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



MAIDSTONE

3 BEDROOM HOME



Waste Water Heat Recovery Systems



Argon-filled double-glazing



Flue Gas Heat Recovery



Electric car charging point



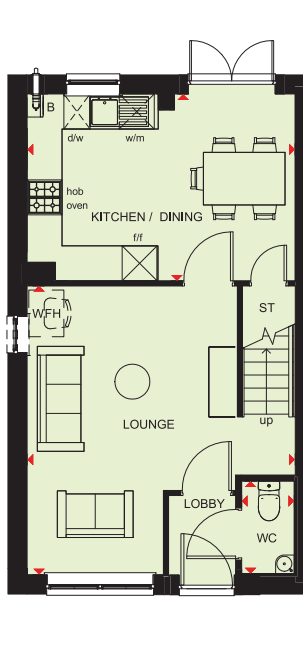
Decentralised mechanical extract ventilation (d-MEV)



Photovoltaic panels



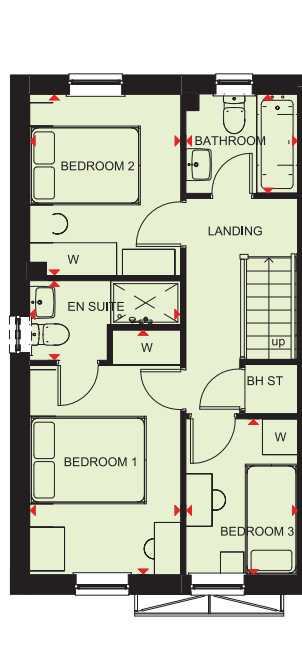
Highly-efficient insulation



Ground Floor

Lounge	4602 x 4887mm	15'1" x 16'0"
Kitchen/Dining	4552 x 3202mm	14'11" x 10'6"
WC	901 x 1587mm	2'11" x 5'2"

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First Floor

Bedroom 1	2597 x 4190mm	8'6" x 13'9"
En suite	2597 x 1365mm	8'6" x 4'6"
Bedroom 2	2597 x 3098mm	8'6" x 10'2"
Bedroom 3	1918 x 2662mm	6'3" x 8'9"
Bathroom	1918 x 1702mm	6'3" x 5'7"

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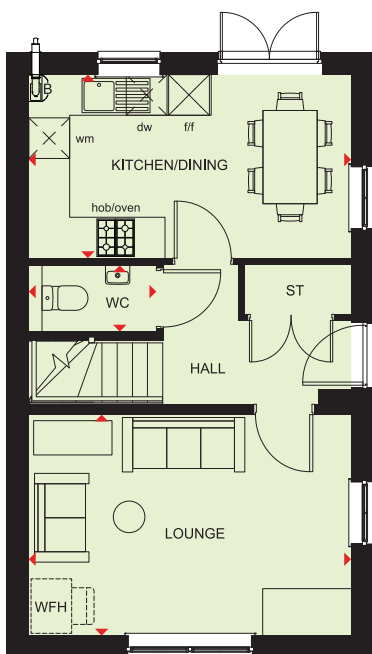
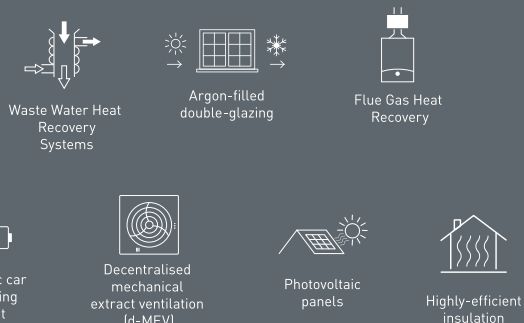
KEY

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



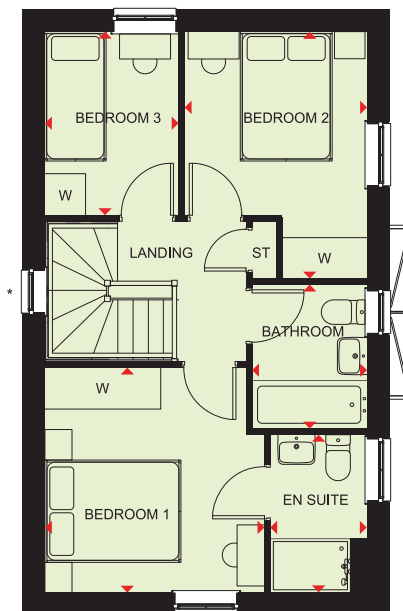
MORESBY

3 BEDROOM HOME



Ground Floor

Lounge	4707 x 3233mm	15'5" x 10'7"
Kitchen/Dining	4694 x 2687 mm	15'5" x 8'10"
WC	1888 x 973 mm	6'2" x 3'2"



First Floor

Bedroom 1	3186 x 3282 mm	10'5" x 10'9"
En Suite	1432 x 2313 mm	4'8" x 7'7"
Bedroom 2	2667 x 3609 mm	8'9" x 11'10"
Bedroom 3	1952 x 2696 mm	6'5" x 8'10"
Bathroom	1691 x 2120 mm	5'7" x 6'11"

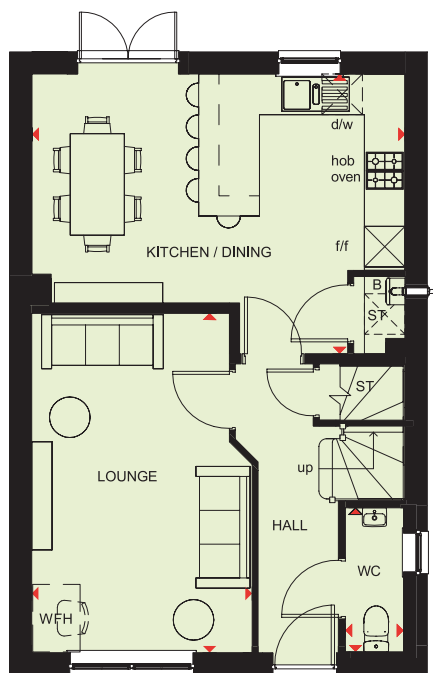
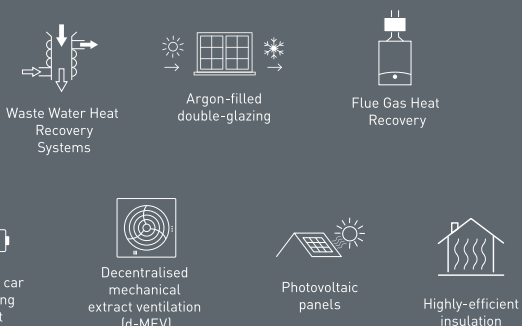
* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans

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



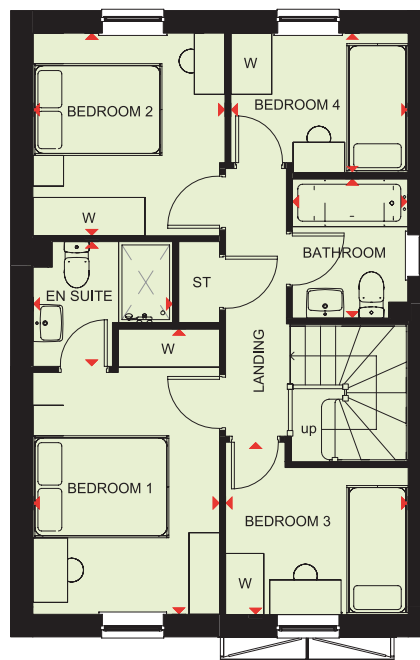
CHESTER

4 BEDROOM HOME



Ground Floor

Lounge	3231 x 4994mm	10'7" x 16'5"
Kitchen/Dining	5479 x 4109mm	18'0" x 13'6"
WC	866 x 2124mm	2'10" x 7'0"



First Floor

Bedroom 1	2716 x 4183mm	8'11" x 13'9"
En Suite	2058 x 1835mm	6'9" x 6'0"
Bedroom 2	2798 x 2963mm	9'2" x 9'9"
Bedroom 3	2688 x 2539mm	8'10" x 8'4"
Bedroom 4	2606 x 2022mm	8'7" x 6'8"
Bathroom	1700 x 2048mm	5'7" x 6'9"

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



KINGSVILLE

3 BEDROOM HOME

Waste Water Heat Recovery Systems

Argon-filled double-glazing

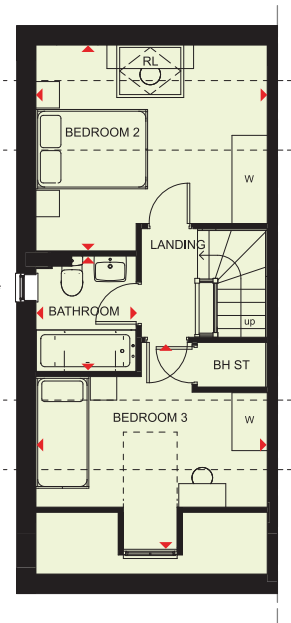
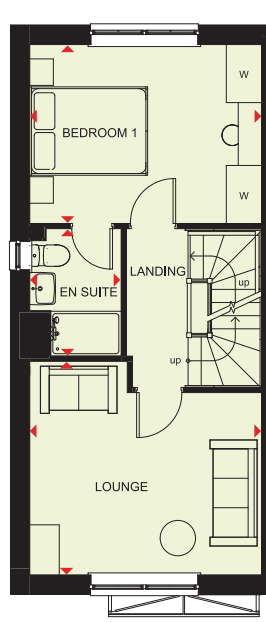
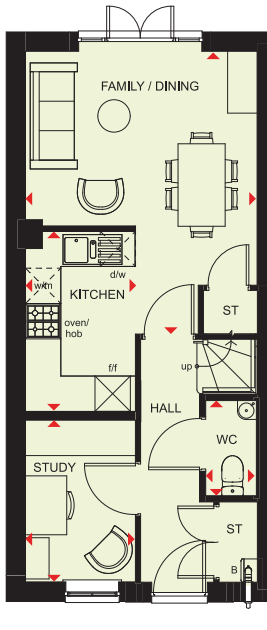
Flue Gas Heat Recovery

Electric car charging point

Decentralised mechanical extract ventilation (d-MEV)

Photovoltaic panels

Highly-efficient insulation



Ground Floor

Dining / Family	3903 x 4766mm	12'10" x 15'8"
Kitchen	1866 x 3060 mm	6'1" x 10'0"
Study	1879 x 2739 mm	6'2" x 9'0"
WC	860 x 1527 mm	2'10" x 5'0"

First Floor

Lounge	3940 x 3632 mm	12'11" x 11'11"
Bedroom 1	3903 x 3007 mm	12'10" x 9'10"
En Suite	2169 x 1551 mm	7'1" x 5'1"

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

Second Floor

Bedroom 2	3940 x 3503 mm	12'11" x 11'6"
Bedroom 3	3940 x 3451 mm	12'11" x 11'4"
Bathroom	1705 x 1963 mm	5'7" x 6'5"

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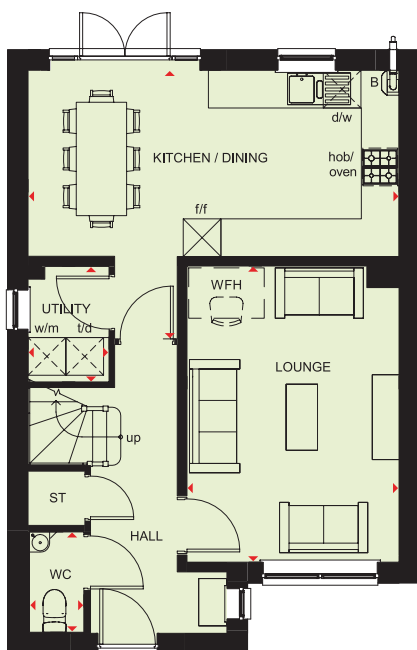
KEY

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



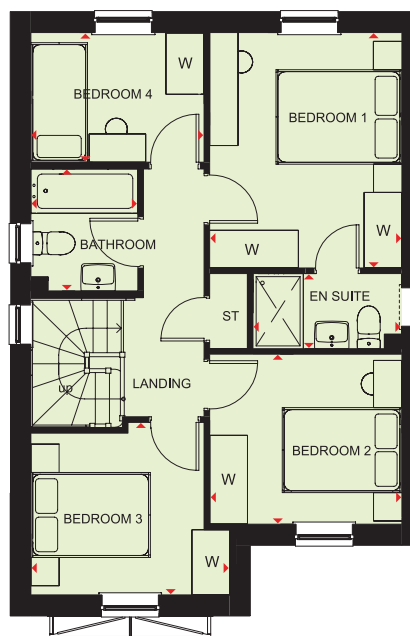
KINGSLEY

4 BEDROOM HOME



Ground Floor

Lounge	3362 x 4685mm	11'0" x 15'4"
Kitchen / Dining	5854 x 4245mm	19'2" x 13'11"
Utility	1273 x 1839mm	4'2" x 6'0"
WC	856 x 1580mm	2'10" x 5'2"



First Floor

Bedroom 1	3024 x 3747mm	9'11" x 12'4"
En suite	2336 x 1194mm	7'8" x 3'11"
Bedroom 2	3040 x 2676mm	10'0" x 8'9"
Bedroom 3	3132 x 2733mm	10'3" x 9'0"
Bedroom 4	2740 x 2071mm	9'0" x 6'10"
Bathroom	1686 x 1957mm	5'6" x 6'5"

* Window may not be available on certain plots.
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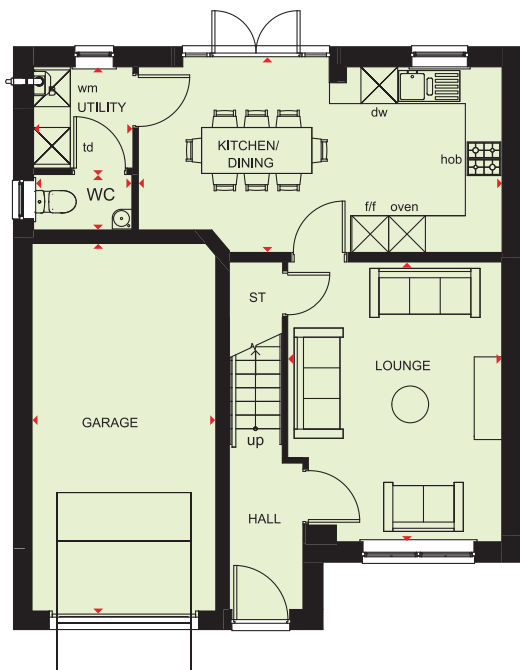
KEY

B	Boiler	dw	Dishwasher space	w	Wardrobe space
ST	Store	f/f	Fridge/freezer space	t/d	Tumble dryer space
wm	Washing machine space	WFH	Working from home space	◀▶	Dimension location



KENNFORD

4 BEDROOM HOME



Ground Floor

Lounge	3486 x 4533mm	11'5" x 14'10"
Kitchen/Dining	5911 x 3228mm	19'5" x 10'7"
WC	1579 x 889mm	5'2" x 2'11"
Utility	1596 x 1638mm	5'3" x 5'4"
Garage	3103 x 6043mm	10'2" x 19'10"



First Floor

Bedroom 1	3486 x 3865mm	11'5" x 12'8"
En Suite	1276 x 2373mm	4'2" x 7'9"
Bedroom 2	2484 x 3777mm	8'2" x 12'5"
Bedroom 3	3093 x 3917mm	10'2" x 12'10"
Bedroom 4	2980 x 3725mm	9'9" x 12'3"
Bathroom	1980 x 2176mm	6'6" x 7'2"

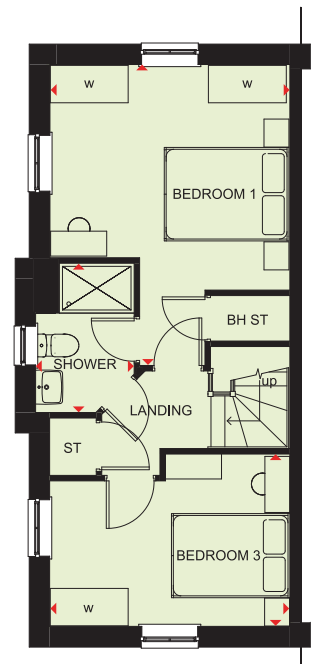
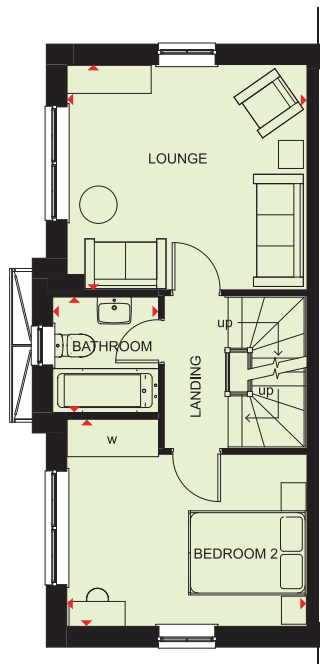
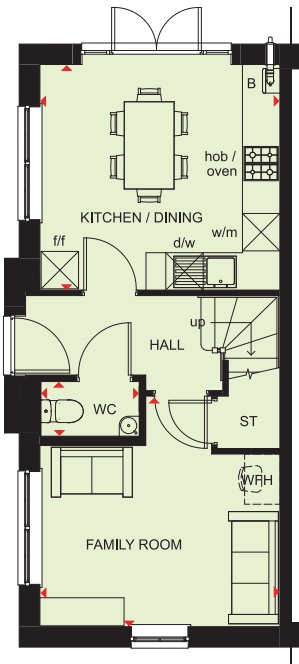
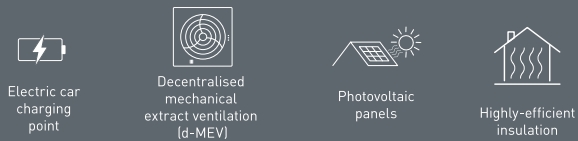
KEY

B	Boiler	dw	Dishwasher space	w	Wardrobe space
ST	Store	f/f	Fridge/freezer space	td	Tumble dryer space
wm	Washing machine space	WFH	Working from home space	◀▶	Dimension location



BRENTFORD

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	3771 x 3576mm	12'4" x 11'9"
Family Room	3784 x 3677 mm	12'5" x 12'1"
WC	1579 x 873 mm	5'2" x 2'11"

First Floor

Lounge	3784 x 3585 mm	12'5" x 11'9"
Bedroom 2	3784 x 3339 mm	12'5" x 10'11"
Bathroom	1700 x 1834 mm	5'7" x 6'0"

Second Floor

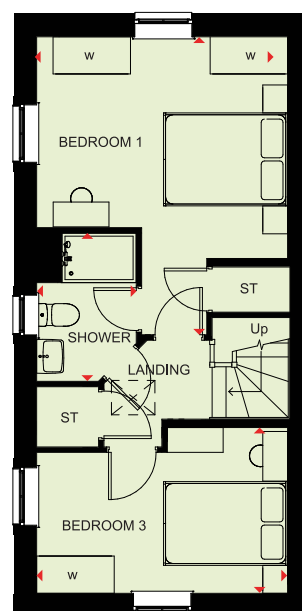
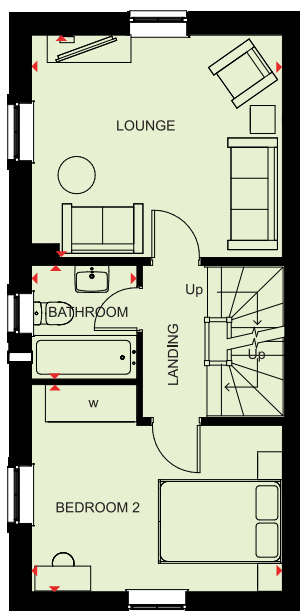
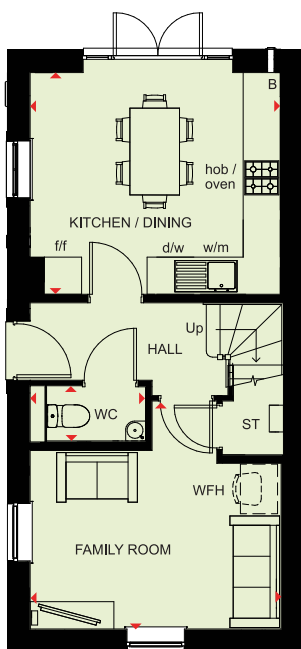
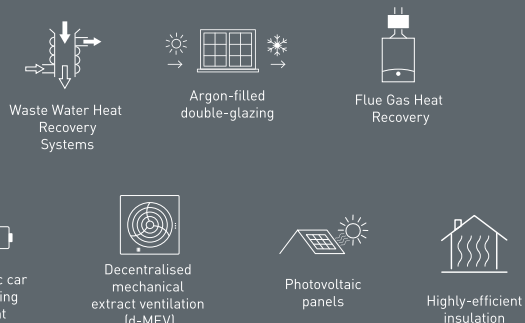
Bedroom 1	3784 x 4806 mm	12'5" x 15'9"
Bedroom 3	3784 x 2672 mm	12'5" x 8'9"
Shower	1567 x 2391 mm	5'2" x 7'10"

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



BRENTFORD SPECIAL

3 BEDROOM HOME



Ground Floor

Kitchen/Dining	3771 x 3576mm	12'4" x 11'9"
Family Room	3784 x 3677 mm	12'5" x 12'1"
WC	1579 x 873 mm	5'2" x 2'11"

First Floor

Lounge	3784 x 3585 mm	12'5" x 11'9"
Bedroom 2	3784 x 3339 mm	12'5" x 10'11"
Bathroom	1700 x 1834 mm	5'7" x 6'0"

Second Floor

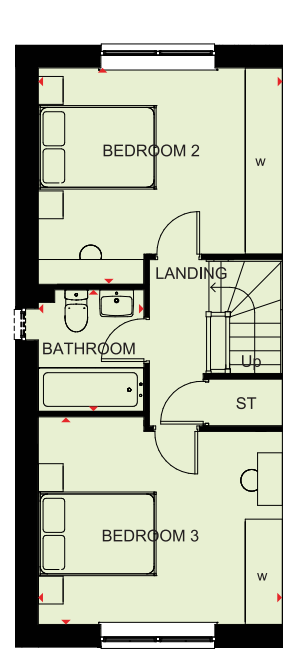
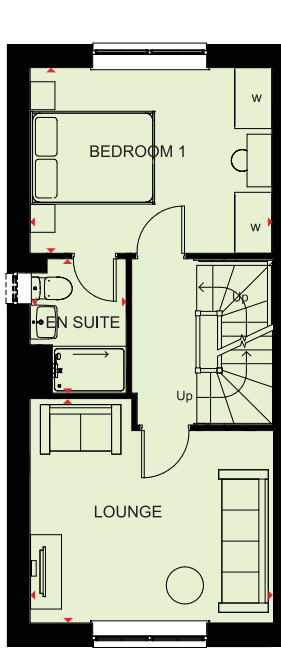
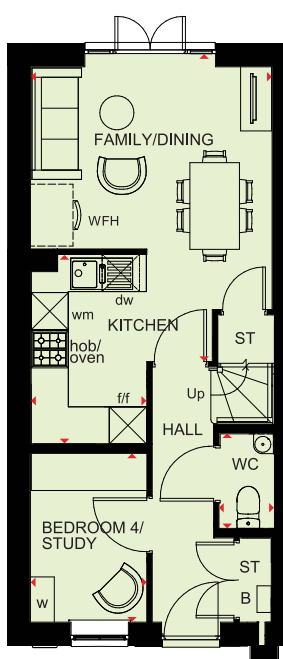
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Bedroom 3	3784 x 2672 mm	12'5" x 8'9"
Shower	1567 x 2391 mm	5'2" x 7'10"

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



HAVERSHAM

4 BEDROOM HOME



Ground Floor

Kitchen	1866 x 3066 mm	6'1" x 10'0"
Family/Dining	3902 x 4971 mm	12'10" x 16'4"
Bedroom 4 / Study	1879 x 2726 mm	6'2" x 8'11"
WC	860 x 1527 mm	2'8" x 5'1"

First Floor

Lounge	3904 x 3623 mm	12'11" x 11'11"
Bedroom 1	3902 x 2998 mm	12'10" x 9'10"
En Suite	1586 x 2169 mm	5'2" x 7'1"

* Window may not be available on certain plots. Speak to Sales Adviser for details on individual plans

Second Floor

Bedroom 2	3940 x 3494 mm	12'11" x 11'6"
Bedroom 3	3940 x 3351 mm	12'11" x 11'0"
Bathroom	1703 x 1963 mm	5'7" x 6'5"

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KEY

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





AFON LAS
PLASDŴR

HAVERSHAM SPECIAL

4 BEDROOM HOME



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Flue Gas Heat
Recovery



Electric car
charging
point



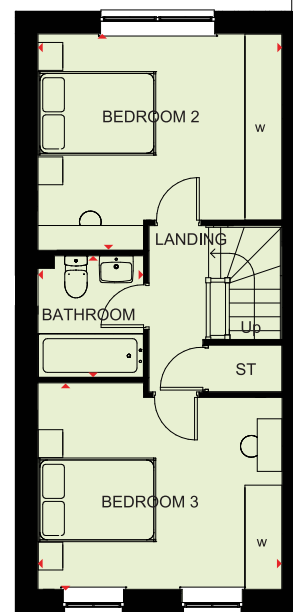
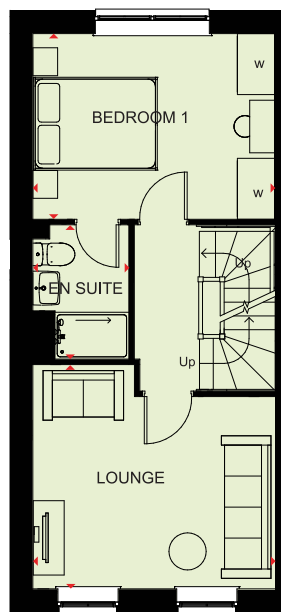
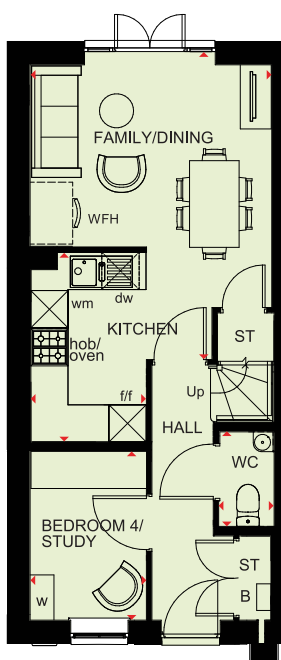
Decentralised
mechanical
extract ventilation
(d-MEV)



Photovoltaic
panels



Highly-efficient
insulation



Ground Floor

Kitchen	1866 x 3066 mm	6'1" x 10'0"
Family/Dining	3902 x 4971 mm	12'10" x 16'4"
Bedroom 4 / Study	1879 x 2726 mm	6'2" x 8'11"
WC	860 x 1527 mm	2'8" x 5'1"

First Floor

Lounge	3904 x 3623 mm	12'11" x 11'11"
Bedroom 1	3902 x 2998 mm	12'10" x 9'10"
En Suite	1586 x 2169 mm	5'2" x 7'1"

Second Floor

Bedroom 2	3940 x 3494 mm	12'11" x 11'6"
Bedroom 3	3940 x 3351 mm	12'11" x 11'0"
Bathroom	1703 x 1963 mm	5'7" x 6'5"

KEY

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BARRATT
HOMES

ALDERNEY

4 BEDROOM HOME



Waste Water Heat
Recovery
Systems



Argon-filled
double-glazing



Flue Gas Heat
Recovery



Electric car
charging
point



Decentralised
mechanical
extract ventilation
(d-MEV)



Photovoltaic
panels



Highly-efficient
insulation



Ground Floor

Lounge	3103 x 5120 mm	10'2" x 16'10"
Kitchen/Breakfast/Family	4582 x 4593 mm	15'0" x 15'1"
Dining	2963 x 3249 mm	9'9" x 10'8"
WC	854 x 1644 mm	2'10" x 5'5"



First Floor

Bedroom 1	4594 x 3090 mm	15'1" x 10'2"
En Suite	1191 x 2075 mm	3'11" x 6'10"
Bedroom 2	4509 x 3101 mm	14'10" x 10'2"
Bedroom 3	3725 x 3101 mm	12'3" x 10'2"
Bedroom 4	2139 x 2261 mm	7'0" x 7'5"
Bathroom	1702 x 2075 mm	5'7" x 6'10"

KEY

B	Boiler	dw	Dishwasher space	w	Wardrobe space
ST	Store	f/f	Fridge/freezer space	DL	Dimension location
wm	Washing machine space	WFH	Working from home space		



RADLEIGH

4 BEDROOM HOME



Ground Floor

Lounge	3358 x 5059mm	11'0" x 16'6"
Kitchen/Dining/Family	8069 x 3572 mm	26'6" x 11'9"
Study	2261 x 2104 mm	7'5" x 6'11"
Utility	1542 x 1632 mm	5'1" x 5'4"
WC	855 x 1606 mm	2'10" x 5'3"



First Floor

Bedroom 1	3523 x 3844mm	11'7" x 12'7"
En Suite	1500 x 2308 mm	4'11" x 7'7"
Bedroom 2	3398 x 4321 mm	11'2" x 14'2"
Bedroom 3	2810 x 3337 mm	9'3" x 10'11"
Bedroom 4	2958 x 3139 mm	9'9" x 10'4"
Bathroom	2137 x 1700 mm	7'0" x 5'7"

KEY

B Boiler
ST Store
wm Washing machine space

dw Dishwasher space
f/f Fridge/freezer space

w Wardrobe space
◀▶ Dimension location



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GIVING NATURE A HOME

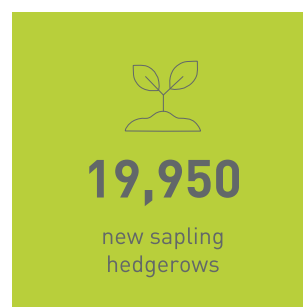
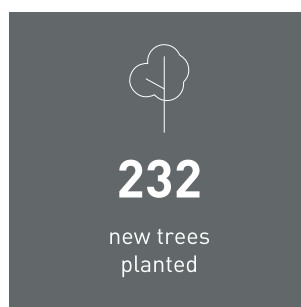
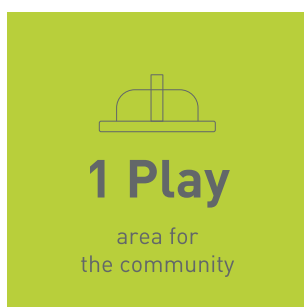
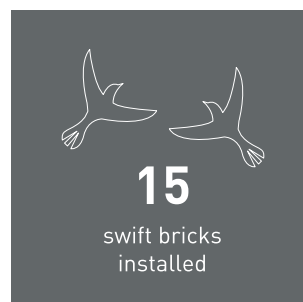
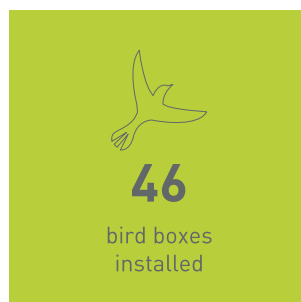
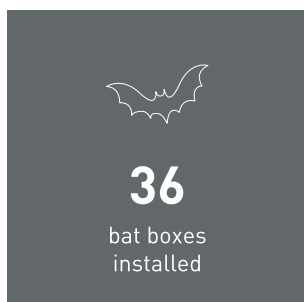
BUILDING SUSTAINABLE COMMUNITIES

Throughout the planning process before starting build, we consider where we can introduce nature and where we can strengthen it.

At Barratt Homes, we do more than simply craft beautiful homes and desirable developments.

We design and build great places that meet the highest standards, and that promote sustainable, healthy and happy living for our customers.

We know we must give our customers confidence that their homes are designed and built to meet the challenges of the future. We do this through creating places where people and nature can thrive.



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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.

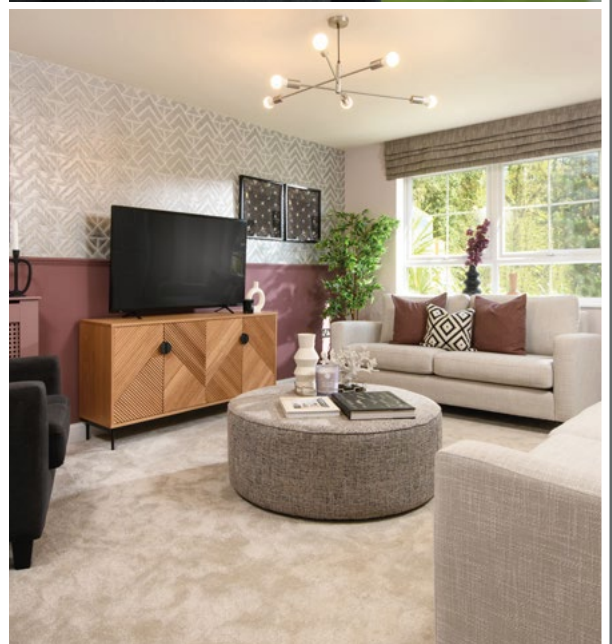
Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions 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.







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