

Gower Heights

UPPER KILLAY

An exceptional gated development uniquely situated at
the gateway to the Gower Peninsula

Welcome to
Gower Heights

Gower Heights offers prospective purchasers the rare opportunity to live in a private gated community uniquely situated at the gateway to the Gower Peninsula, an award winning 'Area of Outstanding Natural Beauty' famed for its breath-taking beaches and ancient woodlands.

Choose to live here and you'll have ready access to some of the most unforgettable places in the UK: hidden coves, charming country pubs, award-winning restaurants and idyllic country walks.





Location & *Lifestyle*

Nestled in the heart of Upper Killay, Gower Heights is a highly desirable place to live, offering an enviable balance of modern convenience and rural escape.

For those beckoned by city life, Wales' second city, Swansea, is just a stone's throw away offering a selection of retail, nightlife and world class sporting events - a thriving place to eat, drink, shop and socialise.

For the more adventurous, this exclusive pocket of the Gower has plenty to offer. With world-renowned surfing beaches and numerous other sporting opportunities, ranging from coasteering to mountain biking, outdoor enthusiasts will be spoilt for choice. Swansea is renowned for its literary history and lively arts scene centred around multiple galleries and venues. The City features a spectacular waterfront, which runs from a pristine marina development around the bay to the former fishing village of Mumbles – a must for lovers of restaurants, boutiques and delicatessens.

The development is also perfectly located within easy reach of the M4 and Swansea railway station, providing regular service to Cardiff and London. For families, the respected Cila primary school is just a few minutes' walk away while the development is also in the catchment area for the high achieving Olchfa Comprehensive School.



The Development

This executive development features nine impressive properties ranging from four, five and six bedrooms, each designed to offer the discerning purchaser a contemporary and luxurious home in a beautiful location.

Externally, the development utilises a mix of stone and render to create the optimal balance of contemporary and traditional, while featuring natural materials and soft landscaping that chime well with the natural environment. Ornate wrought iron gates provide fully secured remote controlled access to the development, creating a private, exclusive and safe place to live.

Combining skilled craftsmanship, meticulous attention to detail and a keen eye for comfort, these beautiful homes will be the setting for many happy memories – all played out in one of the most sought-after and picturesque parts of Wales.

The Raglan



Bedrooms: 6 | Plots: 10, 11, 12 & 13
Internal Living Area: 264.38m² | 2,845.8sq ft²

The Caerphilly



Bedrooms: 5 | Plots: 5, 6 & 7
Internal Living Area: 201.35m² | 2,167.31sq ft²

The Oxwich



Bedrooms: 4 | Plots: 8 & 9
Internal Living Area: 148.41m² | 1,597.47sq ft²



Kindly note external treatments and internal layouts vary per plot.
Please speak to our sales executive for more information.



THE RAGLAN is an impressive six bedroom home full of character and charm, which combines traditional stone and slate roof with modern glass features to the front elevation for an unparalleled sense of contemporary luxury. Each home boasts an exceptional level of craftsmanship with a walk-in dressing room in the master bedroom, built-in wardrobes and three generously sized bathrooms.

With an emphasis on light and space, this home has a modern open-plan kitchen diner, lounge and sitting room to the ground floor with a set of contemporary dual aspect bi-fold doors creating a seamless flow into the large rear garden. The outside areas are equally breathtaking with each garden creating the ultimate haven for privacy. Each home hosts beautiful rural views across the countryside, all of which can be enjoyed from the master bedroom’s Juliet balcony with glass balustrade. An ample driveway finished with Cotswold stone and an integral garage can be located at the front.

Ground Floor

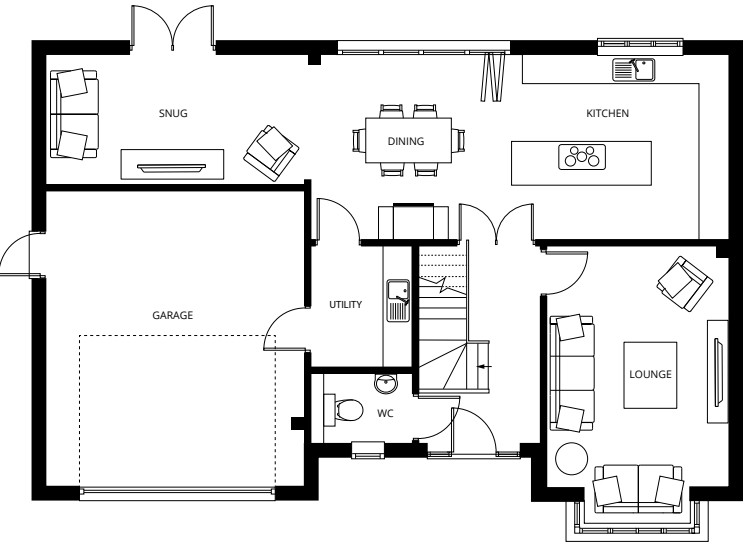
	Metres	Feet
WC	2.11m x 1.47m	6'11" x 4'9"
Lounge	3.78m* x 5.79m*	12'4" x 18'11"
Kitchen/Dining	4.00m x 8.64m	13'1" x 28'4"
Snug	5.50m x 2.70m	18'0" x 8'10"
Utility	2.07m x 2.52m	6'9" x 8'3"
Garage	5.36m x 6.11m	17'7" x 20'0"

First Floor

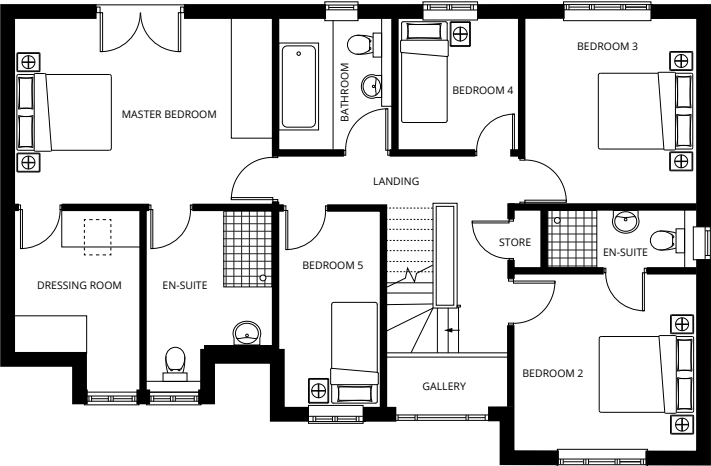
	Metres	Feet
Master Bedroom	5.36m x 3.87m	17'7" x 12'8"
Dressing Room	2.63m* x 3.81m*	8'7" x 12'6"
En-suite	2.63m* x 3.81m*	8'7" x 12'6"
Bedroom 2	3.78m x 3.69m	12'4" x 12'1"
En-suite	3.08m x 1.23m	10'1" x 4'0"
Bedroom 3	3.56m x 3.87m	11'8" x 12'8"
Bedroom 4	2.54m x 2.72m	8'4" x 8'11"
Bedroom 5	2.11m x 4.10m	6'11" x 13'5"
Bathroom	2.34m x 2.72m	7'8" x 8'11"

Second Floor

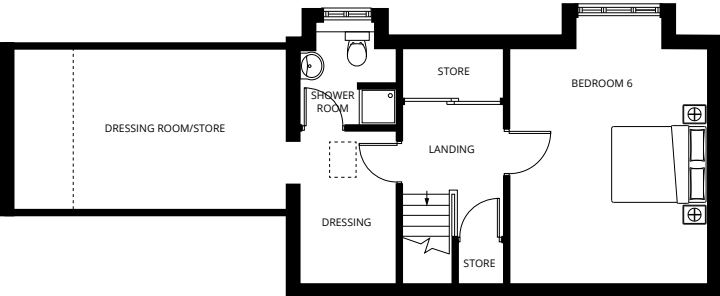
	Metres	Feet
Bedroom 6	4.19m x 5.69m*	13'8" x 18'8"
Dressing	2.11m x 3.35m	6'11" x 10'11"
Shower Room	2.11m* x 2.26m*	6'11" x 7'4"
Dressing Room/Store	3.35m x 5.36m	10'11" x 17'7"



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

The Raglan

Plots: 10, 11, 12 & 13
Internal living area: 264.38m² | 2,845.8sq ft²



Internal floor plans may be subject to alteration. *Dimensions listed are maximum. Computer generated images are for illustrative purposes only.

THE CAERPHILLY is an exceptional five bedroom home with beautifully designed exterior which fuses traditional bradstone, slate effect roof tiles and white render. Offering an exceptional level of classic style, The Caerphilly is charming yet resolutely modern with a contemporary glass feature to the front elevation.

At the heart of this contemporary home is a spacious and open-plan kitchen, dining and family area. Bi-fold doors leading onto a large rear garden allow for a continuation of open space designed to utilise and distribute natural light throughout, creating the perfect transition from living space to beautifully landscaped garden.

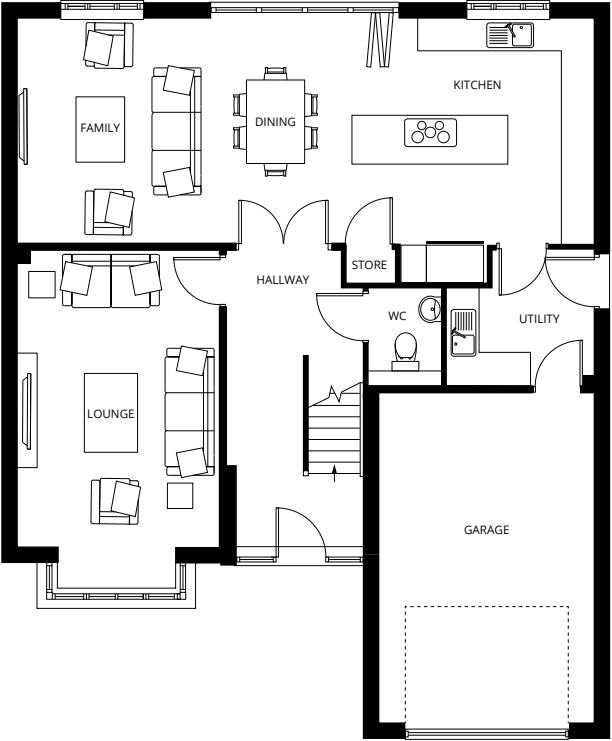
At the front of the house, there is a spacious driveway finished with Cotswold stones and an integral garage.

Ground Floor

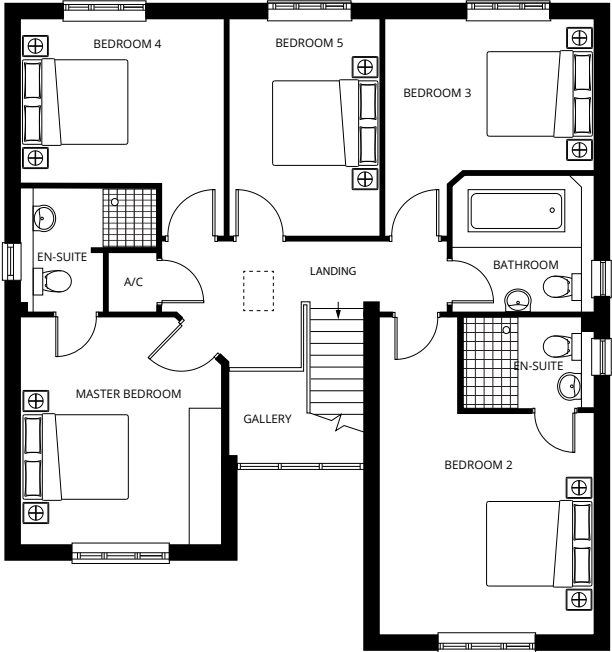
	Metres	Feet
WC	1.38m x 1.74m	4'6" x 5'8"
Lounge	3.78m* x 6.33m*	12'4" x 20'9"
Kitchen/Dining/Family	10.76m x 4.22m	35'3" x 13'10"
Utility	2.75m* x 2.54m*	9'0" x 8'4"
Garage	4.01m x 6.13m	13'1" x 20'1"

First Floor

	Metres	Feet
Master Bedroom	3.78m* x 4.27m*	12'4" x 14'0"
En-suite	2.58m* x 2.33m*	8'5" x 7'7"
Bedroom 2	4.01m* x 5.96m*	13'1" x 19'6"
En-suite	2.46m x 1.71m	8'0 x 5'7"
Bedroom 3	3.91m* x 4.07m*	12'9" x 13'4"
Bedroom 4	3.83m* x 4.07m*	12'6" x 13'4"
Bedroom 5	2.85m x 4.07m	9'4" x 13'4"
Bathroom	2.63m* x 2.58m*	8'7" x 8'5"



GROUND FLOOR



FIRST FLOOR

The Caerphilly

Plots: 5,6 & 7
Internal living area: 201.35m² | 2,167.31sq ft²



Internal floor plans may be subject to alteration. *Dimensions listed are maximum. Computer generated images are for illustrative purposes only.



THE OXWICH is a beautiful four bedroom home fusing traditional charm and modern simplicity by teaming bradstone with white render and slate-grey roof tiles. A striking property inside and out, The Oxwich hosts an inspiring and contemporary open-plan kitchen, living and dining area designed with natural light and open space in mind. Dual aspect bi-fold doors create an uninterrupted view of the soft landscaping of the large private rear garden.

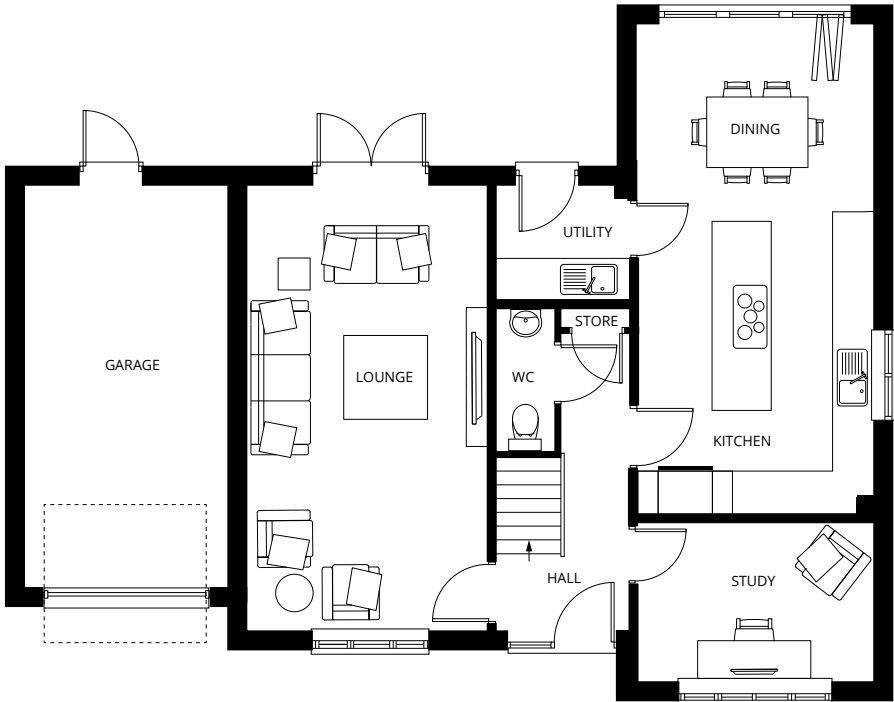
Upstairs, four double bedrooms provide plenty of space for family life, with a built-in wardrobe and ensuite bathroom in the master bedroom. At the front of the house, a generous driveway finished in Cotswold stone and an integral garage provides plenty of space for parking.

Ground Floor

	Metres	Feet
Study	3.67m x 2.52m	12'0" x 8'3"
Lounge	3.76m x 6.93m	12'4" x 22'8"
WC	0.92m x 2.25m	3'0" x 7'4"
Kitchen/Dining	3.67m x 7.58m	12'0" x 24'10"
Utility	2.10m x 1.80m	6'10" x 5'10"
Garage	3.15m x 6.26m	10'4" x 20'6"

First Floor

	Metres	Feet
Master Bedroom	3.76m* x 3.95m*	12'4" x 12'11"
En-suite	2.55m x 1.28m	8'4" x 4'2"
Bedroom 2	3.76m x 2.90m	12'4" x 9'6"
Bedroom 3	3.67m* x 2.76m*	12'0" x 9'0"
Bedroom 4	3.67m x 2.82m	12'0" x 9'3"
Bathroom	3.67m* x 1.97m	12'0" x 6'5"



The Oxwich

Plots: 8 & 9
Internal living area: 148.41m² | 1,597.47sq ft²



Internal floor plans may be subject to alteration. *Dimensions listed are maximum. Computer generated images are for illustrative purposes only.

The Specification

Designed and finished to a superior standard, the specification of these beautiful homes leaves nothing to be desired. Every property we build is given the highest level of care and attention. Your home is also covered by a NHBC 10-year Buildmark warranty, which means that your new home has been built to the highest technical requirements for design, materials and craftsmanship.

EXTERNAL

- Charcoal keyblock paving to private road
- Thermally efficient cavity walls with reconstituted stonework and coloured render
- Security fencing to external boundaries and timber close board fencing with contemporary trellis to internal boundaries
- Remote controlled and electrically operated grey panelled up and over garage door
- Secure energy efficient double-glazed windows and French doors (where applicable) finished in contemporary anthracite grey
- Vermont entrance doors in grey with contemporary frosted glass side panels (where applicable) affording a multi-3-way locking system
- Fitted powder coated aluminium bi-fold doors finished in anthracite grey
- Outside tap to rear garden
- Landscaped front and rear gardens which include Yorkstone/ Heritage paving to paths and patio and Cotswold stone chippings to driveways
- Moulded feature guttering and downpipes

INTERNAL FINISHES

- Interior walls and ceilings decorated with a white matt finish
- White deep moulded ovolo skirtings with matching moulded architraves
- Contemporary oak interior doors with a glazed panel door to kitchen finished with polished chrome door furniture
- Contemporary handcrafted white oak stairs combining modern and timeless glass balustrading and illuminated oak treads
- Custom fitted wardrobes to all master bedrooms
- Walk in wardrobe to master bedroom (The Raglan)

SECURITY AND COMMUNICATIONS

- Ornate wrought iron gates providing fully secured remote controlled access to development
- Audio/video door entry system to properties
- Sensored security lighting to front and rear elevations
- Mains linked smoke detectors
- Lockable windows
- Fire protection system throughout
- Media points i.e., CAT6 home networking cabling to all rooms allowing for highspeed network connection throughout
- BT points fitted in lounge and master bedroom

KITCHEN

- Sigma designed luxury fully fitted kitchen in a choice of style and colours
- Silestone worktops and upstands with matching moulded sink
- Built-in American style fridge/freezer
- Neff touch control induction hob
- Neff integrated single oven
- Neff multi-functional oven and microwave
- Drop down floating ceiling over kitchen island to include remote controlled, illuminated integrated Luxair ceiling extractor hood

UTILITY

- Stainless steel sink
- Unit space for washing machine
- Unit space for dryer
- Laminate worktop in a range of choices

MAIN BATHROOM

- Contemporary designed sanitaryware including modern white vanity unit and basin
- Cascading waterfall tap to freestanding bath (The Caerphilly and The Raglan)
- Cascading waterfall tap to bath (The Oxwich)
- Heated towel rail finished in white

- Choice of half height tiling around bath, full height tiling to shower enclosure and splash back behind sanitaryware
- Walk-in shower area with drench Grohe Euphoria thermostatic mixer shower

EN-SUITES

- Contemporary designed sanitaryware including modern white vanity unit and basin
- Shower area with drench Grohe Euphoria thermostatic mixer shower
- Heated towel rail finished in white
- Cascading waterfall tap
- Choice of full height tiling to shower enclosure and splash back behind sanitaryware

CLOAKROOM

- Contemporary designed sanitaryware including white vanity unit and basin
- WC with concealed units
- Cascading waterfall tap
- Choice of tiling to basin splash back

HEATING, ELECTRICAL & LIGHTING

- Low energy LED spotlights to kitchen, dining/family room, cloakroom, main bathroom and en-suites
- Pendant lighting to feature in all other family areas, hallways, landing and bedrooms
- Gas central heating is provided with a quality energy efficient boiler
- Modern compact style radiators throughout

COMMUNICATIONS

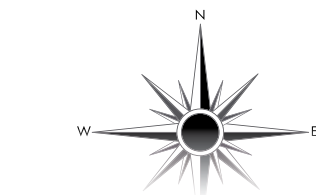
- Media points i.e., CAT6 Ethernet Cables to all habitable rooms allowing for highspeed network connection
- BT points fitted in lounge and master bedroom

WARRANTY

- 10 Year NHBC Buildmark Home Warranty

*CGIs for illustrative purposes only





WESTACRES

At Westacres we are passionate about providing luxurious and bespoke homes, designed to allow the homeowner the very best in contemporary and modern living.

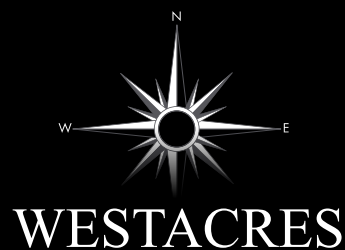
With a vision of instilling quality at the heart of every development, we can guarantee that every aspect of the design and construction process is carried out with exemplary standards of workmanship. We engage with a range of traditional and innovative techniques to create high quality imaginative design and layout. Using only the best materials, we consider every small detail, allowing you to enjoy comfortable living in classic homes of distinction. Customer satisfaction is key to our company ethos. We don't just build houses, we build homes, and deliver our purchasers the living space of their dreams.



Gower Heights

UPPER KILLAY

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The Developer reserves the right to make alterations to the specifications and elevational treatments without prior notice. These particulars are for guidance only and do not in any way form part of a warranty or guarantee. Please consult our sales negotiator for specific elevational treatments and details. Illustrations are of typical elevations. Please note that all dimensions indicated are approximate and plans are not shown to scale.

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