



Parc y Mynydd

SARON, CARMARTHENSHIRE



WESTACRES

THE PERFECT LOCATION

Conveniently located just a mile from Ammanford with quick access to the M4, the popular village of Saron is within easy commuting distance of Carmarthen, Llanelli and Swansea, with all the rural charm and tranquility of the countryside on your doorstep.

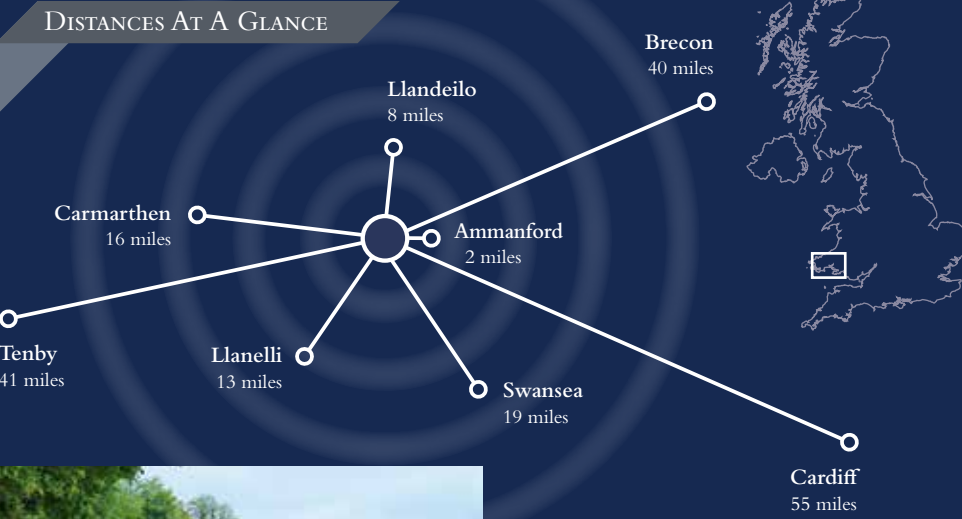
LIFESTYLE

For those who enjoy an active lifestyle there are an abundance of local clubs ranging from football, rugby, cricket through to tennis and gymnastics. The neighbouring town of Ammanford boasts the facility of a modern leisure and health center complete with a swimming pool. For golfers, Carmarthenshire has a large number of courses to test your handicap including Championship courses at Machynys Peninsular and Ashburnham in Llanelli, or closer to home there is the beautiful Glynhir Parkland course or Garnant both within 4 miles of Saron. Cycling and Mountain biking are popular activities within the area; Byrgwm Forest just outside of Brechfa has a selection of cycle trails and locally the Amman Valley Cycle Path follows the river Amman.

Walkers will enjoy the local Betws mountain and slightly further afield, the breathtaking scenery of the nearby Brecon

Beacons National Park, Llyn y Fan Fach and South Wales highest peak, Pen y Fan.

Saron really is a fantastic base for exploring nature with Llanelli National Wildlife and Wetlands Centre, Gelli Aur Country Park and Llyn Llech Owain and the National Botanical Gardens all virtually on your doorstep. The Millenium Coastal Path in Llanelli and Dan-yr-Ogof Show Caves near Abercrave are also within a short distance of the development. Carmarthenshire is steeped in history and popular historical attractions include the 13th Century Carreg Cennen Castle and Aberglasney House and Gardens. Fun for all the family can be found in Folly Farm and Oakwood Theme Park, both within an hours drive, and for something a little different Ffos Las Racecourse is a must. Whether you are looking for a peaceful life in the country, or a family home with plenty to keep you busy nearby, Saron has it all.



- Image 1:** Visit the stunning Carreg Cennen Castle © Crown copyright (2015) Cadw
- Image 2:** Mountain biking is a popular activity in the area
- Image 3:** Dan-yr-Ogof National Showcaves Centre for Wales is an all-weather attraction. Photography by GeoPictures.net
- Image 4:** Glynhir Golf Club offers a course to test all abilities
- Image 5:** The National Botanic Garden of Wales covers 568 acres of beautiful Carmarthenshire countryside
- Image 6:** The white sands of Llansteffan beach are only a 30 minute drive away
- Image 7:** Ffos Las racecourse is a great day out for all the family

THE DEVELOPMENT

Nestled in the heart of the Welsh countryside with spectacular views to the Brecon Beacons, Parc y Mynydd is a select development of just 20 homes sitting within the leafy suburbs of Saron, in the County of Carmarthenshire. Built with traditional materials and reflecting the character of the locality, this small development has seven

distinctive house types, ranging from two bedroom bungalows to five bedroom executive homes, so that whatever your lifestyle, you are sure to find a home that suits you at Parc y Mynydd.

At the entrance to the development sits one of the Caerleon house types, which is the largest

property at Parc y Mynydd boasting a large open plan kitchen/dining room to the ground floor in addition to five large bedrooms, two with en-suite shower rooms. As you enter the site you will find the Conwy and Llansteffan, both two bedroom bungalows that will be ideal homes for couples looking for lower maintenance and easier living.

The Camrose is a semi-detached three bedroom property, perfect for couples or small families. The Carew, Cennen and Harlech are all larger houses with four bedrooms, a utility room and an integral garage. Whether you are a first time buyer or looking for a bit more room for your family, Parc y Mynydd will have the home for you.

KEY TO SITE PLAN

■ CAERLEON
BEDROOMS: 5
PLOTS: A, I, M & O
FLOOR AREA: 142M² 1,528FT²

■ HARLECH
BEDROOMS: 4
PLOTS: R & S
FLOOR AREA: 120M² 1,292FT²

■ CENNEN
BEDROOMS: 4
PLOTS: K & L
FLOOR AREA: 123M² 1,324FT²

■ CAREW
Bedrooms: 4
Plots: J, N & T
FLOOR AREA: 118M² 1,270FT²

■ CAMROSE
BEDROOMS: 3
PLOTS: D, E, F, G, H, P & Q
FLOOR AREA: 88M² 947FT²

■ CONWY
BEDROOMS: 2
PLOT: B
FLOOR AREA: 69M² 743FT²

■ LLANSTEFFAN
BEDROOMS: 2
PLOT: C
FLOOR AREA: 61M² 657FT²





CAERLEON

HOUSE TYPE: DETACHED
BEDROOMS: 5
FLOOR AREA: 142M² 1,528FT²
GARAGE: SINGLE INTEGRAL

A magnificent family home with two large reception rooms and five bedrooms. On the ground floor leading off the entrance hallway is a comfortable family lounge, handy downstairs WC and a spacious open-plan kitchen/dining room

with patio doors leading out onto the garden. A utility room can also be accessed from the kitchen with additional exterior access as well as access to the integral garage. On the first floor there is a large master bedroom with en-suite shower room

as well as a second double bedroom with en-suite. A further two double bedrooms, one single bedroom and family bathroom grace this floor.

GROUND FLOOR PLAN

Metres	Feet
LOUNGE	
5.25 x 3.74	17'2" x 12'3"
KITCHEN/DINING ROOM	
7.67 x 3.17	25'1" x 10'4"
UTILITY	
2.74 x 1.99	8'11" x 6'6"

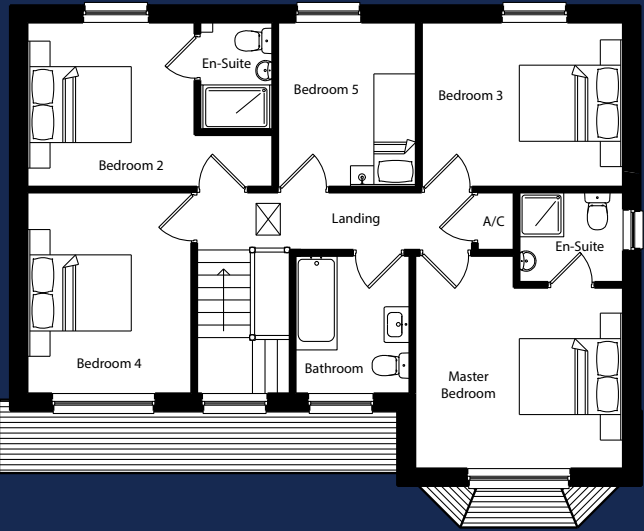
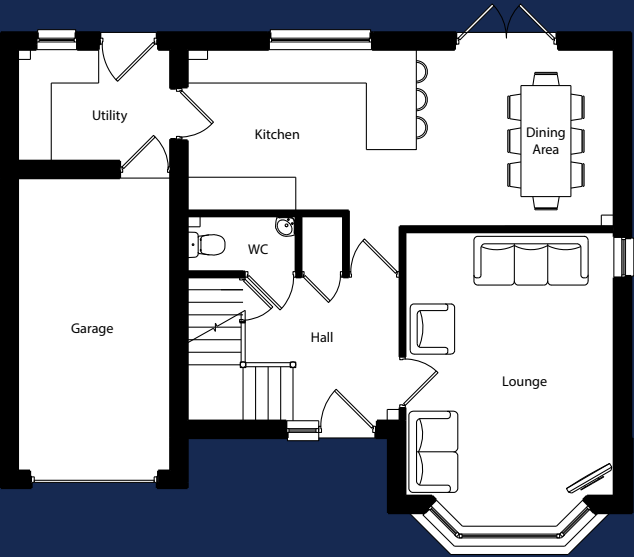
Metres	Feet
WC	
1.96 x 1.00	6'5" x 3'3"
GARAGE	
5.26 x 2.73	17'3" x 8'11"

FIRST FLOOR PLAN

Metres	Feet
MASTER BEDROOM	
3.74 x 3.73	12'3" x 12'2"
EN-SUITE	
1.86 x 1.62	6'1" x 5'3"
BEDROOM 2	
4.41 x 2.95	14'5" x 9'8"
EN-SUITE	
1.92 x 1.30	6'3" x 4'3"

Metres	Feet
BEDROOM 3	
3.62 x 2.95	11'10" x 9'8"
BEDROOM 4	
3.62 x 2.95	11'10" x 9'8"
BEDROOM 5	
2.95 x 2.49	9'8" x 8'2"
BATHROOM	
2.48 x 2.06	8'1" x 6'9"

All dimensions listed are maximum & internal floor plans may be subject to alteration. Computer generated images are for illustrative purposes only.





HARLECH

HOUSE TYPE:	DETACHED
BEDROOMS:	4
FLOOR AREA:	120M ² 1,292FT ²
GARAGE:	SINGLE INTEGRAL

Open plan living is a key feature of the Harlech with a spacious kitchen and dining area with patio doors out to the rear garden. Also located

on the ground floor is a family lounge, WC, utility room and integral garage. To the first floor there are four large double bedrooms and family

bathroom, with the master bedroom featuring an en-suite shower room.

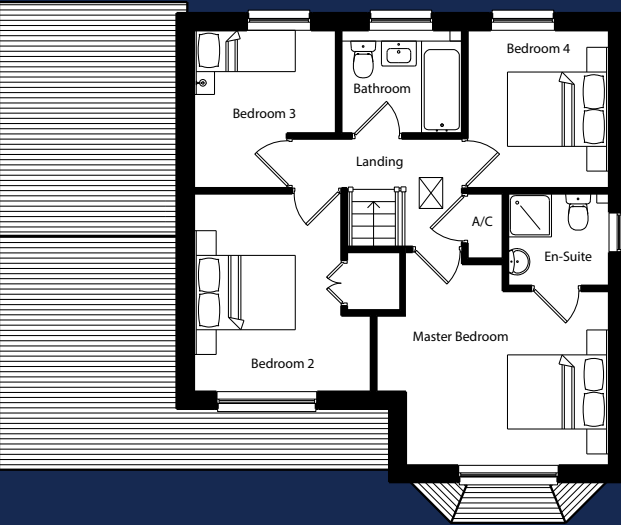
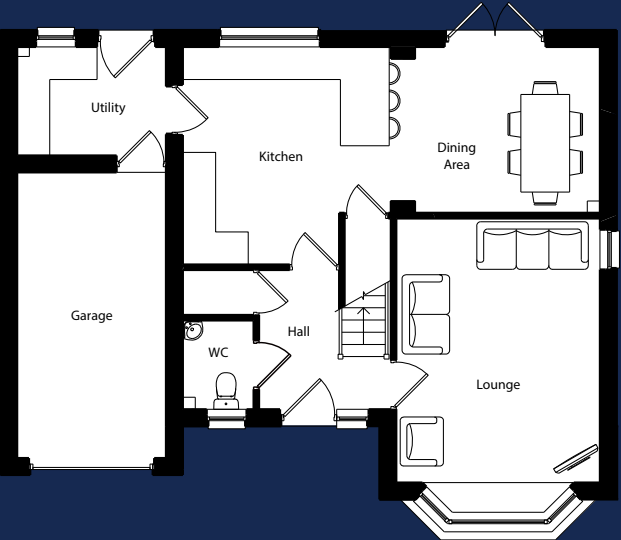
GROUND FLOOR PLAN

Metres	Feet	Metres	Feet
LOUNGE	17'9" x 12'3"	UTILITY	8'11" x 6'6"
5.42 x 3.74		2.73 x 1.99	
DINING ROOM	11'10" x 9'11"	WC	5'4" x 4'3"
3.62 x 3.04		1.64 x 1.30	
KITCHEN	13'1" x 12'6"	GARAGE	17'3" x 8'11"
3.99 x 3.83		5.26 x 2.73	

FIRST FLOOR PLAN

Metres	Feet	Metres	Feet
MASTER BEDROOM	14'0" x 12'10"	BEDROOM 3	9'6" x 8'7"
4.29 x 3.93		2.91 x 2.62	
EN-SUITE	6'1" x 5'6"	BEDROOM 4	9'6" x 8'6"
1.86 x 1.70		2.91 x 2.61	
BEDROOM 2	11'11" x 10'8"	BATHROOM	7'3" x 6'2"
3.65 x 3.27		2.23 x 1.89	

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CENNEN

HOUSE TYPE: DETACHED
BEDROOMS: 4
FLOOR AREA: 123M² 1,324FT²
GARAGE: SINGLE INTEGRAL

The Cennnen offers you the perfect family home with two key reception rooms and four large double bedrooms. Leading off the entrance

hallway you will find a dining room, WC, kitchen, lounge and access to the integral garage. The master bedroom suite on the first floor houses

an en-suite shower room, a further three bedrooms and family bathroom sit on this floor.

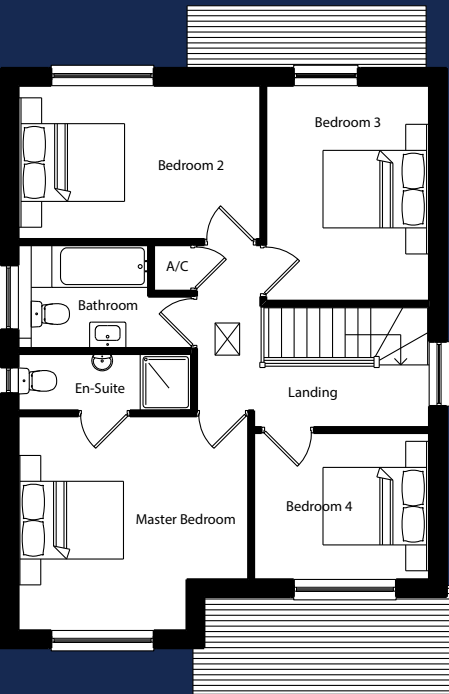
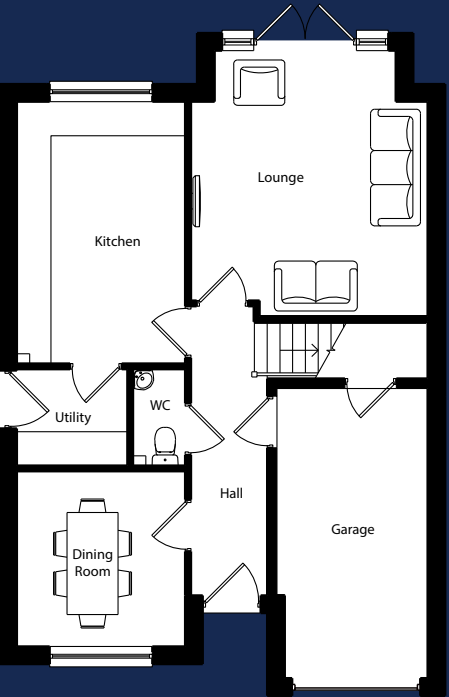
GROUND FLOOR PLAN

Metres	Feet	Metres	Feet
LOUNGE 4.68 x 4.18	15'4" x 13'8"	UTILITY 1.94 x 1.70	6'4" x 5'6"
DINING ROOM 3.08 x 2.95	10'1" x 9'8"	WC 1.70 x 0.91	5'6" x 2'11"
KITCHEN 4.61 x 2.95	15'1" x 9'8"	GARAGE 5.18 x 2.72	16'11" x 8'11"

FIRST FLOOR PLAN

Metres	Feet	Metres	Feet
MASTER BEDROOM 4.04 x 3.78	13'3" x 12'4"	BEDROOM 3 3.78 x 2.88	12'4" x 9'5"
EN-SUITE 3.03 x 1.00	9'11" x 3'3"	BEDROOM 4 3.09 x 2.58	10'1" x 8'5"
BEDROOM 2 4.25 x 2.69	13'11" x 8'9"	BATHROOM 3.03 x 1.82	9'11" x 5'11"

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CAREW

HOUSE TYPE:	DETACHED
BEDROOMS:	4
FLOOR AREA:	118M ² 1,270FT ²
GARAGE:	SINGLE INTEGRAL

This 'L' shape property is a spacious family home with the focus of the property being the large open-plan kitchen and dining area, perfect

for socialising. Also leading off the welcoming entrance hallway is a family lounge and WC. The Carew also has an integral single garage.

On the first floor there is a large master bedroom with en-suite shower room, three further double bedrooms and a family bathroom.

GROUND FLOOR PLAN

Metres	Feet
LOUNGE	
4.29 x 3.74	14'0" x 12'3"
KITCHEN/DINING/UTILITY	
5.84 x 4.53	19'1" x 14'10"

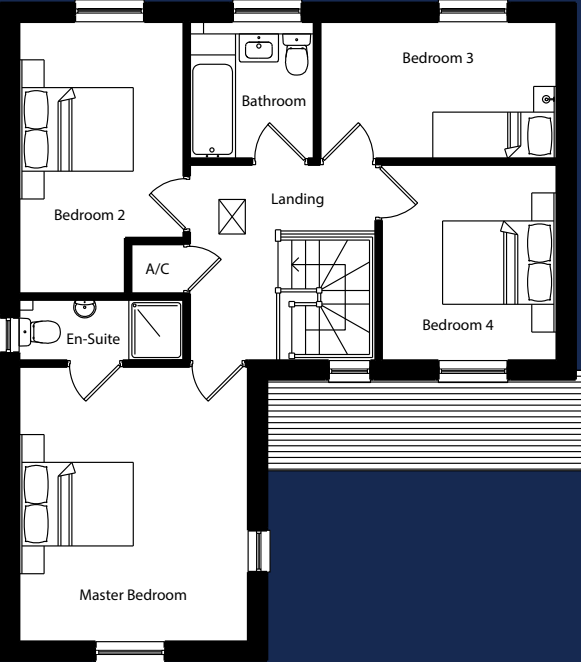
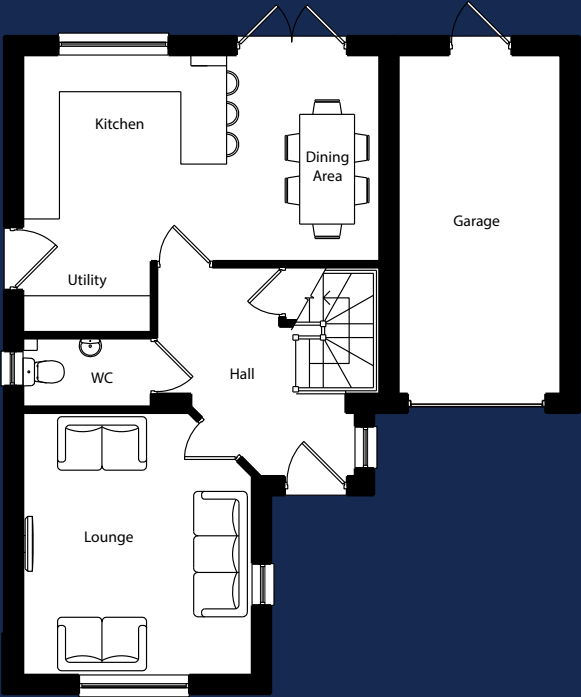
Metres	Feet
WC	
2.09 x 1.13	6'10" x 3'8"
GARAGE	
5.54 x 2.86	18'2" x 9'4"

FIRST FLOOR PLAN

Metres	Feet
MASTER BEDROOM	
4.04 x 3.78	13'3" x 12'4"
EN-SUITE	
2.69 x 1.00	8'9" x 3'3"
BEDROOM 2	
4.44 x 2.69	14'6" x 8'9"

Metres	Feet
BEDROOM 3	
3.87 x 2.24	12'8" x 7'4"
BEDROOM 4	
3.20 x 2.86	10'5" x 9'4"
BATHROOM	
2.24 x 2.04	7'4" x 6'8"

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CAMROSE

HOUSE TYPE: SEMI-DETACHED
BEDROOMS: 3
FLOOR AREA: 88M² 947FT²

Ideal for smaller families or couples, the Camrose offers ample ground floor living accommodation with a lounge, WC and open plan kitchen/dining room with patio doors out to the garden.

To the first floor there is a master bedroom with en-suite shower room, second double bedroom, single bedroom and family bathroom.

GROUND FLOOR PLAN

Metres	Feet
LOUNGE	
4.51 x 3.31	14'9" x 10'10"
KITCHEN/DINING ROOM	
5.50 x 3.29	18'0" x 10'9"

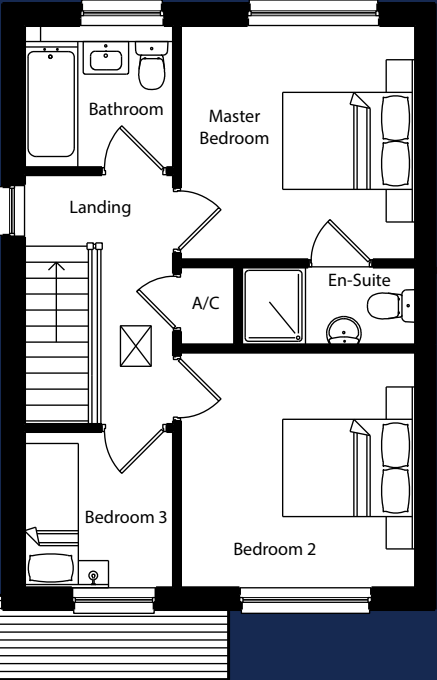
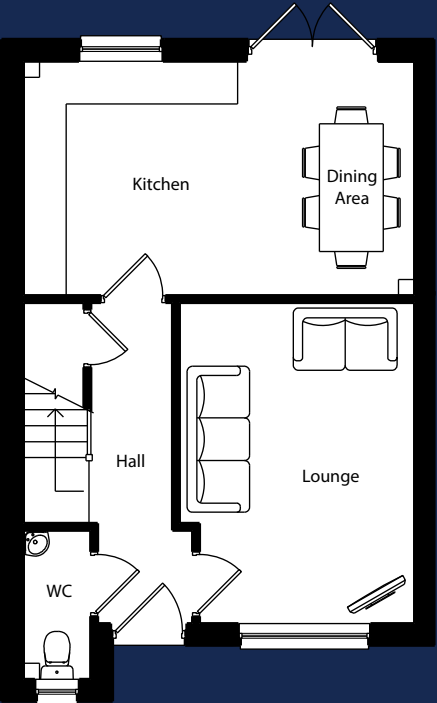
Metres	Feet
WC	
2.09 x 0.93	6'10" x 3'0"

FIRST FLOOR PLAN

Metres	Feet
MASTER BEDROOM	
3.31 x 3.29	10'10" x 10'9"
EN-SUITE	
2.45 x 1.10	8'0" x 3'7"
BEDROOM 2	
3.31 x 3.31	10'10" x 10'10"

Metres	Feet
BEDROOM 3	
2.19 x 2.09	7'2" x 6'10"
BATHROOM	
2.09 x 1.99	6'10" x 6'6"

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CONWY

HOUSE TYPE: BUNGALOW
BEDROOMS: 2
FLOOR AREA: 69M² 743FT²

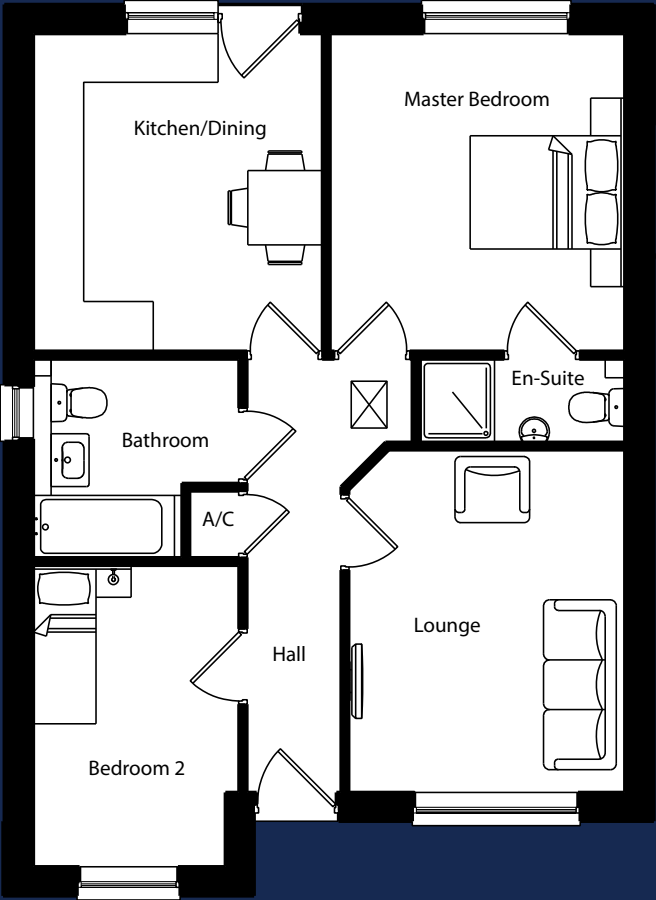
One of only two bungalows at Parc y Mynydd, the design of the Conwy allows access to all rooms within the property from the welcoming entrance

hallway. This property features a lounge, kitchen/dining room, master bedroom with en-suite shower room, second bedroom and family bathroom.

GROUND FLOOR PLAN

Metres	Feet
LOUNGE	
4.14 x 3.38	13'6" x 11'1"
KITCHEN/DINING ROOM	
3.84 x 3.50	12'7" x 11'5"
MASTER BEDROOM	
3.67 x 3.56	12'0" x 11'8"
EN-SUITE	
2.48 x 1.00	8'1" x 3'3"
BEDROOM 2	
3.64 x 2.49	11'11" x 8'2"
BATHROOM	
2.49 x 2.40	8'2" x 7'10"

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LLANSTEFFAN

HOUSE TYPE: BUNGALOW
BEDROOMS: 2
FLOOR AREA: 61M² 657FT²

Perfect for couples or a smaller family, the Llansteffan is the second bungalow property at Parc y Mynydd and has been designed so that

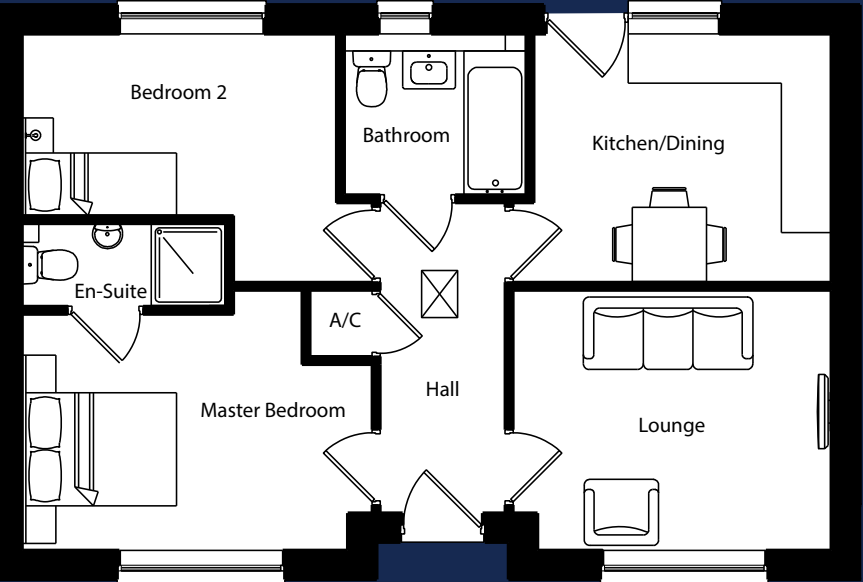
all rooms can be accessed from the welcoming entrance hallway. Working clockwise from the entrance there is a large master bedroom with

en-suite shower room, second bedroom, family bathroom, kitchen/dining room and lounge.

GROUND FLOOR PLAN

Metres	Feet
LOUNGE	
3.85 x 3.15	12'7" x 10'4"
KITCHEN/DINING	
3.85 x 3.01	12'7" x 9'10"
MASTER BEDROOM	
4.28 x 3.19	14'0" x 10'5"
EN-SUITE	
2.50 x 1.00	8'2" x 3'3"
BEDROOM 2	
4.28 x 3.01	14'0" x 9'10"
BATHROOM	
2.20 x 1.95	7'2" x 6'4"

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PROPERTY SPECIFICATION



- Premier Guarantee 10 year new home warranty
- Beaumont Anthracite Grey steel panel garage doors
- Thermally efficient cavity walls with either Bradstone or masonry painted render
- Well insulated roofs with black fibre cement slates
- White uPVC facias and soffits
- White Georgian bar double glazed uPVC casement windows
- Anthracite Grey, partially glazed composite front entrance doors with multi-locking security system
- White 2 panel interior doors with ergonomic satin stainless steel lever on rose latch
- Chrome internal window handles
- Softwood stairs, white gloss painted with oak handrails
- Ideal Standard sanitary fittings with waste pipes concealed within wall/floor zones
- Designer tiling to bathrooms, en-suites and WCs
- Chrome towel radiators to bathrooms and en-suites
- TV points to lounge and master bedroom in 2 & 3 bed dwellings, with points to lounge and all bedrooms in 4 & 5 bed dwellings
- Mira showers to en-suites
- Mains linked smoke detectors
- Sustainable air-source heat pump systems to plots A – C
- Thermally efficient oil fired central heating systems to plots D – T
- Landscaping and turf to the front of the properties with patios to the rear
- Pendant light fittings to living rooms, bedrooms and hallways, with recessed spot fittings to kitchens, bathrooms and en-suites
- A choice of fully fitted luxury kitchen units designed by Symphony
- Integrated stainless steel Bosch appliances to all kitchens including electric fan assisted ovens, ceramic hobs with extract hoods. Bosch washer dryers, fridge freezers and dishwashers to 4 & 5 bedroomed properties. Where non-standard all appliances are available as optional extra upgrades.



YOUR DEVELOPER



At Westacres we are passionate about what we do, ensuring that the quality of our beautiful homes starts at the design stage, with every detail considered for the homeowner to enjoy stylish living in classic homes of distinction.

We build homes that we are proud of and want our customers to feel that they have received the best experience possible in making one of the biggest purchases in life.

Westacres is a highly skilled developer, successfully demonstrating from construction through to build completion that customer satisfaction is key to our company ethos.

We build homes not houses



HOW TO FIND US

POST CODE FOR YOUR SAT NAV: **SA18 3LN**

FROM SWANSEA/LLANELLI

Join the M4 Westbound until you reach the roundabout at the end of the motorway. Take the third exit onto the A483 towards Ammanford and follow this road for approximately two miles. Driving through Tycroes, take a slight left towards Pen-y-groes and follow this road for

a mile until you reach a T junction in Capel Hendre. Turn left and take the right at the crossroads. Parc y Mynydd can be found approximately 450m past the primary school on the left hand side.

FROM CAMARTHEN

Take the A48 heading towards Swansea and stay on the A48 for 10 miles. At the Crosshands roundabout take the third left and head straight on staying on the A48 for a mile until reaching the turnoff for Cwmgwlli.

Exit the A48 and follow the road for approximately 1.5 miles into Saron. Travel straight ahead at the junction and Parc y Mynydd can be found approximately 450m past the primary school on the left hand side.

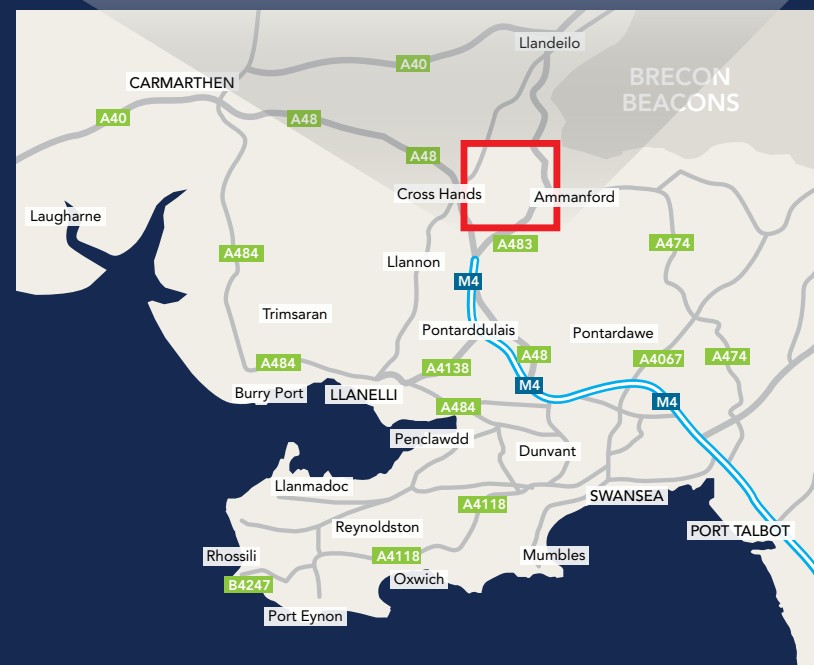
CONTACT DETAILS



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Website: westacres.co.uk

If you would like to request a brochure or visit one of our show homes, please contact us on the number above.



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.

Brochure design and 3D Visuals by www.iCreate3d.com