



The Old mill
KIDWELLY



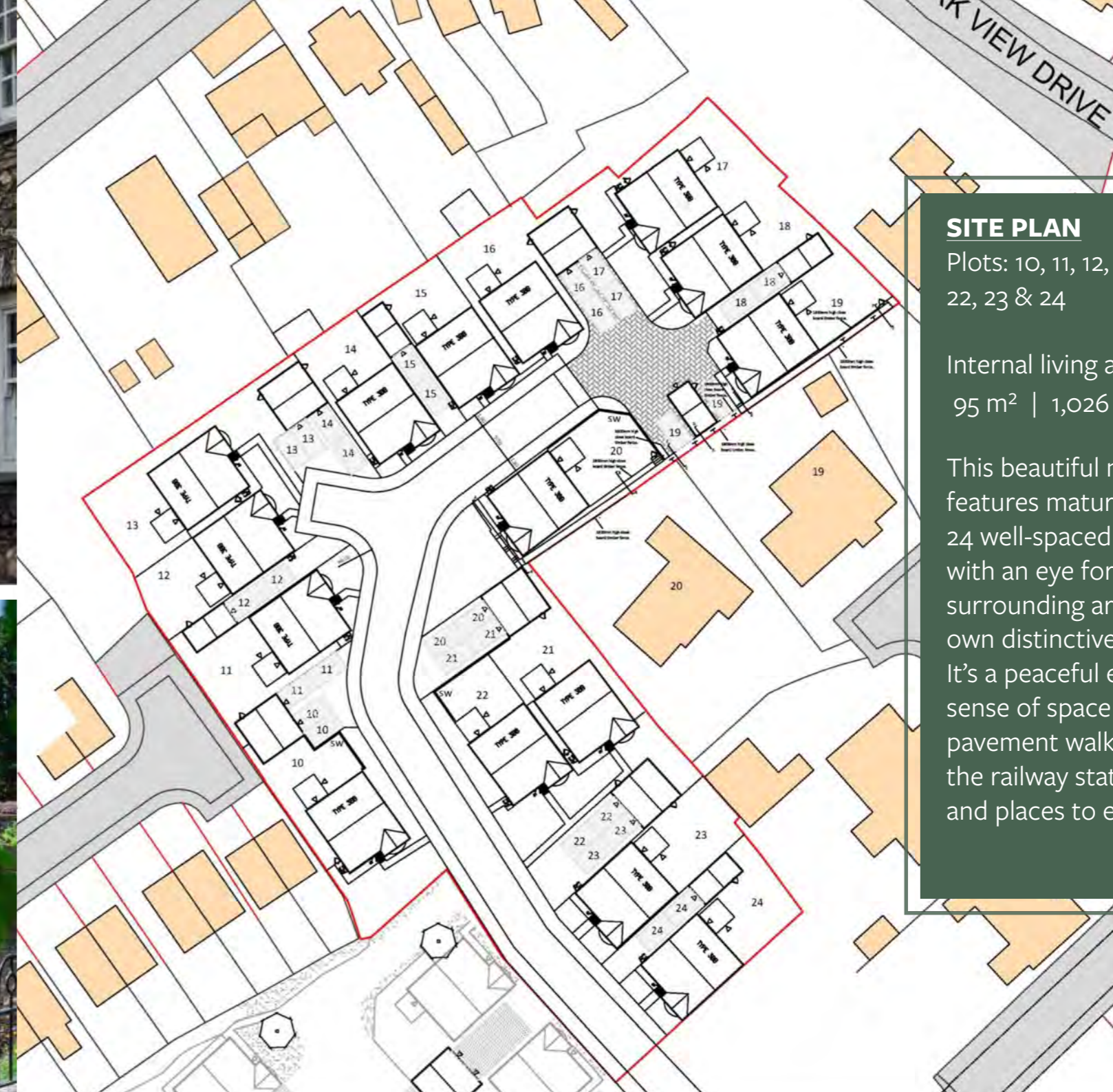
KIDWELLY AND SURROUNDINGS

The Old Mill Parkview Drive sits in the beautiful small Welsh town of Kidwelly, at the mouth of the Gwendraeth Valley on the A484 between Carmarthen and Llanelli. Kidwelly Railway Station offers direct services to London Paddington and Manchester Piccadilly eastbound and Pembroke Dock, Fishguard and Milford Haven to the west.

Kidwelly Castle provides an imposing backdrop in the heart of the town. Locally there are numerous attractions, including the Industrial Museum, Fos Las Racecourse and the coastal pathway to Parc y Scarlets the home of the Scarlets rugby team. Nearby is the Pembrey Peninsula which extends into Carmarthen Bay. The Peninsula, which is an Area of Outstanding Natural Beauty, is a vast mixture of beach and woodland and offers a number of facilities, including a championship golf course, Burry Port harbour for fishing and yachting, and Pembrey Country Park, which has become the leading tourist attraction in Wales. This 500-acre site offers visitors and residents an expanse of blue flag sandy beach, forests and picnic areas and is a haven for wildlife. For those who enjoy a more active lifestyle, there are a wealth of activities on offer which include pitch and putt, dry ski slope, toboggan run, crazy golf and cycle hire – to name a few. The National Botanical Gardens, also nearby, have been voted the number one wonder of Wales and is a magnificent example of a horticultural site which will appeal to all ages.

Carmarthen Town is the County Town of Carmarthenshire. It offers a host of amenities and eateries, and the surrounding area offers a wealth of things to do. Carmarthen is also seen as the gateway to Pembrokeshire, with travel times to Tenby and Saundersfoot of around 30 minutes.





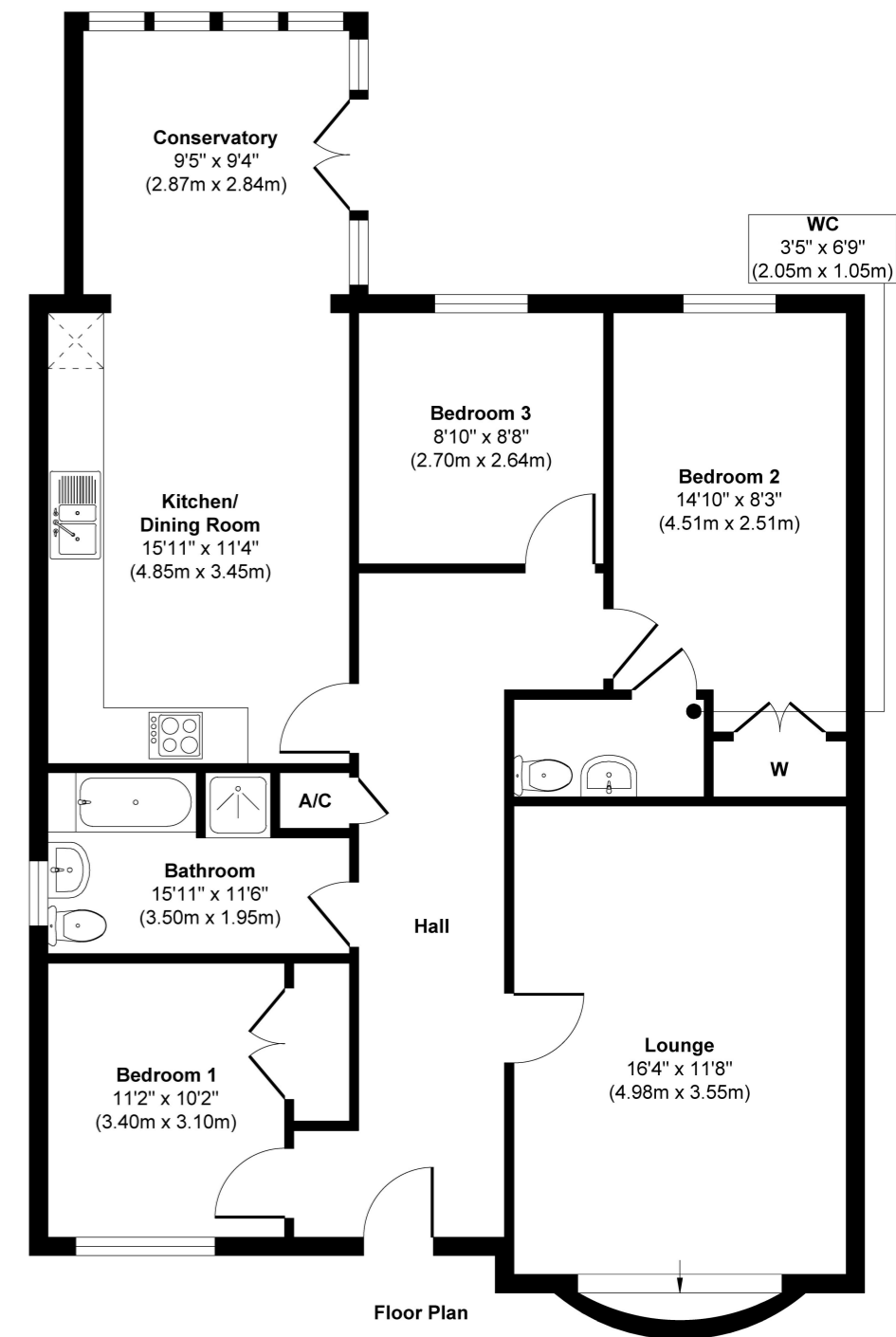
SITE PLAN

Plots: 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 & 24

Internal living area:
95 m² | 1,026 sq ft²

This beautiful new corner of Kidwelly features mature trees and hedgerows and 24 well-spaced bungalows, all designed with an eye for the architecture of the surrounding area, while also having their own distinctive style. It's a peaceful environment with a real sense of space and light. An easy pavement walk from here will take you to the railway station, shops, local schools and places to eat and drink.

A beautiful home inside and out, our bungalow is a joy to live in, offering plenty of space and light throughout. Full of thoughtful additions, it has a curved bay window in the spacious lounge, built in storage in the hall and two double bedrooms plus a third bedroom with garden views. Designed with entertaining and relaxation in mind, the kitchen/dining room opens into a bright sunroom with direct outdoors access – enabling you to enjoy your garden whatever the weather. A peaceful haven in which to unwind, the design of this home nods to tradition but also feels fresh and modern, with top quality fixtures and fittings throughout.



Approx. Gross Internal Floor Area 1026 sq. ft / 95.34 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Standard Specification

External - Mix of, render and brickwork elevations with composite slate roofs with sun-tube to kitchen.

Hall - Electrical sockets, pendant lighting & LVT flooring.

Living room - LVT flooring, white colour emulsion walls, white ceilings, electrical sockets & pendant lighting.

Kitchen - Shaker style range with laminated worktop with upstand. This will also include the following integrated appliances, electric oven, induction hob, extractor fan, fridge freezer, washing machine, dishwasher, 1.5 bowl sink and taps. Cabinet lighting to underside of wall cupboards. LVT flooring. Tiled splash back over cooker. Tiling from standard range. Adjacent sunroom with French doors leading to the garden. Sun tube for extra light.

Bathroom - Comprises of bath, standard shower cubicle, wash hand basin, integrated vanity sink with cabinet. Close-coupled toilet. Wall tiles floor to ceiling in cubicle, half tiled to remaining areas. Choice of tiles to from standard range. Standard taps. Standard shower screen. Electric razor socket & mirror. LVT flooring. White walls and ceiling. Privacy lock to match hardware. Towel radiator. Privacy lock to match hardware.

Bedroom one - Neutral coloured carpets, white emulsion walls, ceilings, electrical sockets & pendant lighting.

Bedroom two - Neutral coloured carpets, white emulsion walls, white ceilings, oak doors to alcove, electrical sockets & pendant lighting.

Bedroom three - Neutral coloured carpets, white emulsion walls, white ceilings, electrical sockets & pendant lighting.

Cloakroom - LVT flooring, white colour emulsion walls, white ceilings, W/c and wash hand basin. Half wall tiling from standard range. Towel radiator Privacy lock to match hardware

Plant room / cupboard - White emulsion walls, white ceilings, Air source heat pump hot water cylinder storage.

Retractable loft ladder - 1m2 around hatch storage, access to PV panel inverter & 1x single pendant light.

Garage/driveway - White garage door, one double electric socket. Side entrance door.

Outside front - Outside lighting to front door. Seeded garden - hedging / landscaping may be planted or laid to some properties according to site design, along with rainwater harvesting systems.

Outside rear - 1 x External tap to back. 1 x External double socket to back. Standard size patio area adjacent to sunroom. Seeded lawn, dependent on season. Fencing to all rear boundaries. Side/rear gate where appropriate according to site design.

Windows & Doors - White uPVC double glazed windows, uPVC double glazed French door to rear / sunroom. Composite front door. Internal Oak doors.

Heating - 4.5kw air source heat hump, providing heat to an underfloor heating system. Electricity 2.8kw solar array.

Additional extras will be written into the sales contract once agreed. The changes will be made for by the buyer and and carried out by the developer after exchange of contracts.

Any changes to the standard range of kitchens, bathrooms, tiling, and flooring that may occur due to supply issues, will be relayed to buyers at the earliest opportunity.



Commitment to Future Standards:

NGD aligns with the Future Homes Standard, integrating the NHBC 2025 Housebuilding Standards. Our warranty provider is underwritten by Trustmark.



Focus on Carbon Reduction:

We are dedicated to reducing our carbon footprint by sourcing construction materials locally, supporting the local economy, and incorporating environmentally friendly technologies, including:

- Air source heat pumps.
- Solar panels for heating and electricity.

These measures not only promote sustainability but also lower energy costs for homeowners.

Comfort and Energy Efficiency:

NGD homes are thoughtfully designed with underfloor heating to maintain a consistent and cozy indoor temperature.

Safety and Accessibility:

Our homes prioritise ease of living with features such as automatic lighting in bathrooms and cloakrooms to ensure safe nighttime access.





MEET NGD

New Generation Developments (NGD) formed in 2017 and, whilst in our first generation of home building, we come with a wealth of experience covering a wide range of construction disciplines, all gathered during 50 years of commercial and domestic construction development work. Clients have included major energy companies, blue light services across South and Mid Wales and local authorities, concentrating on their stock rationalisation programmes, further education facilities throughout Wales, major asbestos removal works, constructing bespoke facilities, school maintenance programmes and re-designs of existing stock to accommodate energy efficient proposals.

Our experience has led us to expand into the residential house building sector. Our objectives are to supply high end small developments of between 5 – 30 homes, in popular locations. Our homes are traditionally built and energy efficient. We are able to offer some flexibility to our customers to personalise their homes, in collaboration with planning regulations and warranty guidelines. All our homes come with a 10-year Build Zone warranty. NGD is proud to contract local contractors wherever possible.

The intimate nature of the company is also reflected in the close relationship we have with our subcontractors, suppliers, consultants and all of the professionals we rely upon to deliver the consistently high standards our customers deserve. We believe in building trust with our clients. Key to this is constructing homes to the standards and desires of the client.



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The Old Mill

KIDWELLY

You can find our development at:
SA17 4UQ

For more information please get in touch with our selling agent:



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NEW GENERATION DEVELOPMENTS

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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. Photography: © Crown copyright.
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