



**RHOS**  
-Y-  
**BRENNIN**  
DEVILS BRIDGE



Welcome  
to  
**RHOS  
Y  
BRENIN**



**“Capture the very best of traditional country living while also offering modern comforts, energy efficiency and adaptability.”**

**“Distinguished, beautiful and tailored to the demands of upscale living”**

There are a total of 11 houses at Rhos y Brenin with a choice of designs for 4 and 5 bedroom detached family homes. Each home is being carefully built by skilled tradesmen using sustainable materials to a contemporary design perfect for life today that include flexible layouts, large windows to make living spaces light and bright and ample outdoor spaces surrounding each plot to make the most of this utterly beautiful setting.

The development is situated off the B4343, a very quiet country lane leading to Pontrhydfendigaid. For added peace and quiet each home is set back off the road in a private Cul-de-sac all with amazing views of the surrounding idyllic countryside. Most of the plots have uninterrupted views over the Stunning countryside views making them magical places to watch the sun set. All the homes have driveways for private parking and a generous garden, offering a unique space and privacy to everyone. Some of the plot boundaries are marked out by the existing hedgerows, which are home to birds and wildlife. We are careful to preserve and protect the heritage of the land wherever we can, to ensure it lives on for many more years.

All homes feature high quality paving and landscaping, and there is a communal area in addition to your own spacious garden. This area encourages a sense of community and has been sensitively designed to match the look and the feel of the site, with logs and natural timbers.

A home at Rhos y Brenin is the ideal choice for those who want to live in a beautifully designed contemporary new home built in a classic style and using quality local materials. Enjoy the delights of being close to nature!

# Timeless Country Living.

With its abundance of natural wonders, it's no wonder Devils Bridge is a popular holiday destination.





# GLORIOUS CEREDIGION

The stunning county of valleys,  
rivers and coastline



So many natural wonders! Nestled in the magnificent Cambrian Mountains, this development is in a fabulous location, within walking distance of the world famous Devil's Bridge waterfalls. The hafod forest, 'recognised as one of the finest examples in Europe of a Picturesque landscape' is just a ten minute drive away. Or drive five minute up the road to enjoy the beautiful nature trails of Ybwah (the Arch) with views all the way to Aberystwyth and the coast.

Devils Bridge has long been a favourite destination for thousands of tourists being, as it is, at the end of the Edwardian Rheidol Valley steam railway line. The village boasts wonderful walks, delicious food at the Hafod Hotel and the charming Sarah Bunton's coffee and chocolate shop. Devil's Bridge is a centuries-old settlement with its own church, pub, and village hall. A thriving community, it offers plenty of opportunities to get involved with local activities, but you'll also be able to retreat to your home to enjoy peace and seclusion far removed from the noise and bustle of modern life.

Perfectly located to take advantage of the idyllic country setting whilst being close to all that West Wales has to offer. Just 12 miles from the lovely university town of Aberystwyth it's with award winning, cafes, pubs, restaurants and retailers including Tesco, Morrisons, Charlies and M&S. These homes are near great schools, business and retail centres and offer a rewarding lifestyle.

FIND YOUR  
**PERFECT**  
PLACE



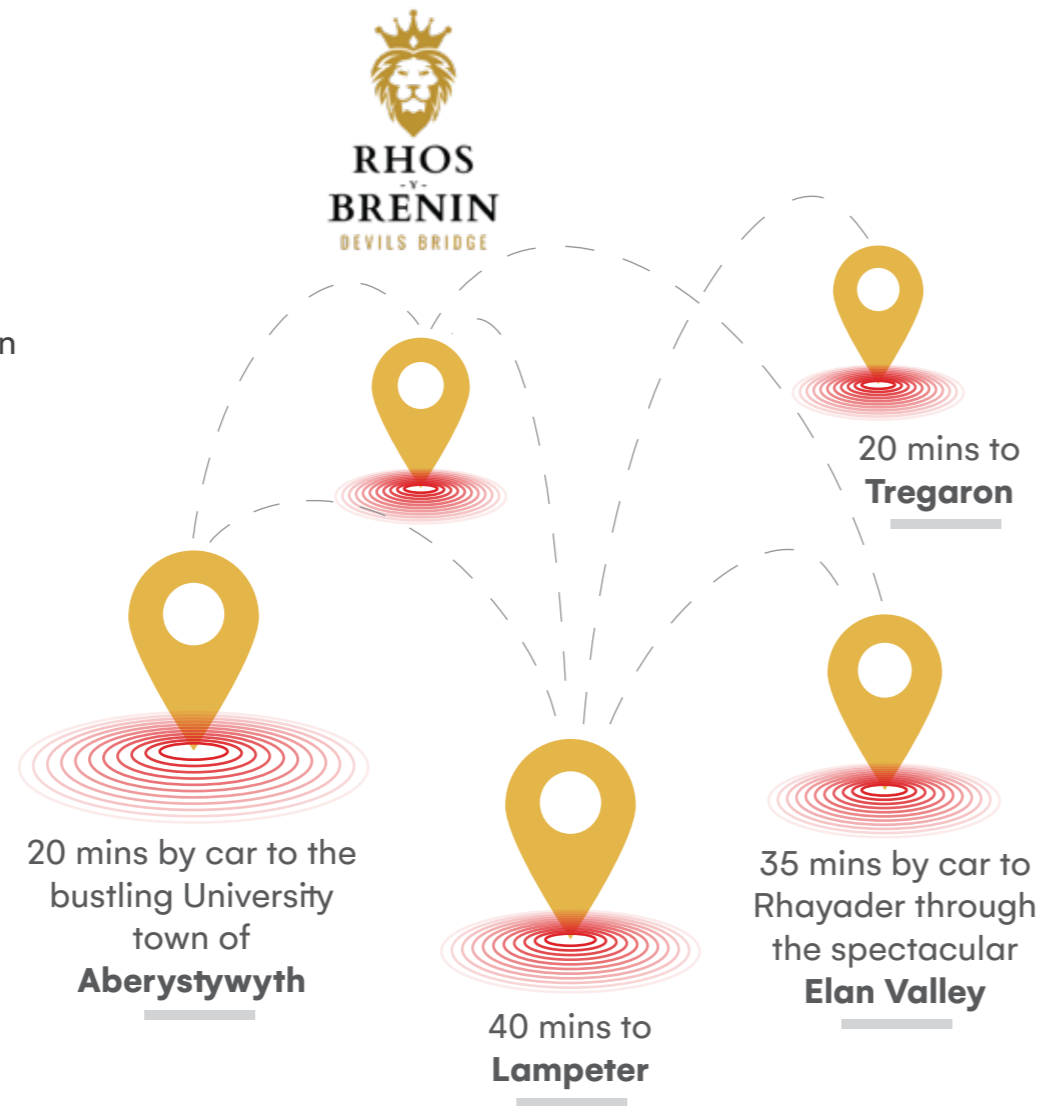
# INSPIRATIONAL HOMES FOR **ASPIRATIONAL LIFESTYLES**

Designed to be spacious and welcoming



# WELL CONNECTED LIVING

→ Aberystwyth Railway Station – Links to Birmingham, Birmingham Airport & London



Time to work, rest and play



Aberystwyth golf course



Regionwide cycle routes



Aberystwyth Beachfront



Food at the Hafod Hotel



Local Schools

# DEDICATED TO **DETAIL**

Homes finished to the highest of standards and specifications — a perfect statement of care and craftsmanship.





Wyddfa A

Ground floor plan



First floor plan



**Wyddfa A - 248 SQM / 2669.4 SQFT** Net internal area

ROOM	SIZE (LENGTH x WIDTH)	AREA (SQM)	AREA (SQFT)
Kitchen, Dining and Living	(11.3m x 5.0m)	57.3	616.7
Lounge	(3.8m x 4.4m)	16.7	179.7
Garage ( or can be built as a snug )	(4.2m x 5.3m)	22.4	241.1
Bedroom 1	(3.9m x 4.5m)	17.8	191.5
Bedroom 2	(3.5m x 3.8m)	13.3	143.1
Bedroom 3	(4.1m x 5.0m)	20.6	221.7
Bedroom 4	(4.2m x 4.45m)	18.7	201.3
Bedroom 5 / Study	(2.8m x 3.21m)	9.0	96.8



**Wyddfa A**

5 Bedrooms, 5 Bathrooms

Plot Number

4

\* Option available for early reservation

**Wyddfa** - A magnificent double fronted 5 bedroom 5 bathroom detached executive home with integrated single garage



A blend of country charm and modern comfort. The Wydda is a beautiful country home with five bedrooms and an abundance of living space. Styled in pastel rendered walls and soft coloured windows its lovely inside and out.

Perfect for family life, the Wydda's ground floor includes a spacious kitchen dining family room with bi-fold doors opening onto the garden, guaranteeing stunning views and creating a perfect opportunity for alfresco drinks in the summer - or you could simply relax inside.

Upstairs, there are four ensuite bedrooms with ample storage, and a further study or fifth bedroom, and a large family bathroom. The two bedrooms to the rear of the house feature floor-length windows with Juliet balconies overlooking the private garden and beautiful views beyond. The loft is easy to access and floored to make a useful storage space.

**PLEASE CONTACT US FOR PRICES**

# Wyddfa



**Carnedd** – A contemporary designed 5-bedroom detached home with 3 reception rooms and private parking spaces.

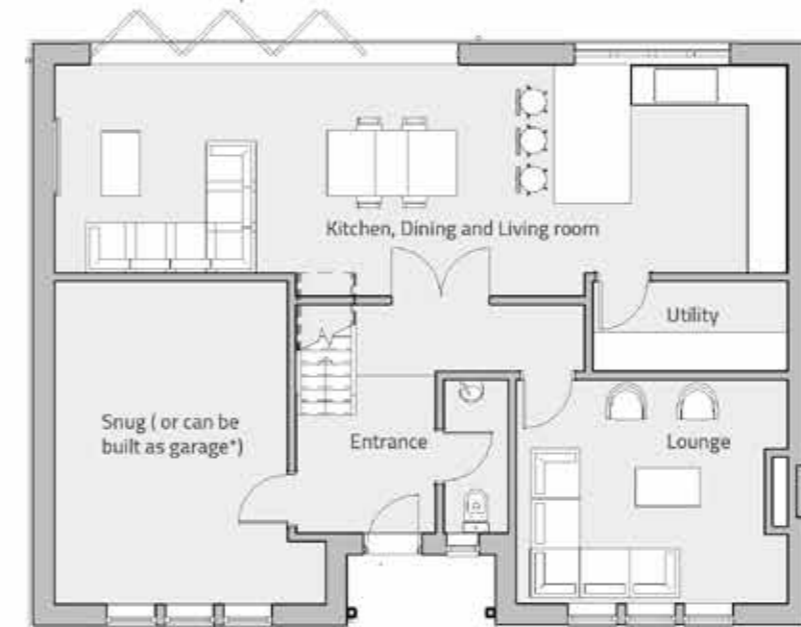


The cleverly designed ground floor has a bright entrance hallway that leads to a perfectly proportioned large living space that includes a fitted kitchen with integrated appliances and a dining and living space with bi-fold doors opening onto your country garden and beautiful views. Next to the kitchen is a well sized utility room. Off the hall there are two further reception rooms, the living room and the snug which could be built as integrated single garage.

Upstairs are four spacious double bedrooms and a charming single bedroom or study which overlooks the garden. The two larger bedrooms to the rear have Juliet balcony windows to give a wonderful bright and airy feel. There are two en-suite shower room and one well proportioned family bathroom. The added addition of cleverly concealed storage space on the landing and in three of the bedrooms makes for a bright and clutter free home.

**Perfect for families!**

Ground floor plan



First floor plan



**Carnedd B - 183 SQM / 1970 SQFT**

Net internal area

ROOM	SIZE (LENGTH x WIDTH)	AREA (SQFT)	AREA (SQM)
Kitchen, Dining and Living	(37.2ft x 11.0ft)	411.0	38.1
Lounge	(11.3ft x 13.3ft)	151.0	14.0
Snug ( or can be built as a garage )	(12.2ft x 16.4ft)	201.0	18.6
Utility	(10ft x 4.5ft)	45.0	4.1
Bedroom 1	(13.7ft x 11.8ft)	163.0	15.1
Bedroom 2	(11.0ft x 13.8ft)	152.0	14.1
Bedroom 3	(11.8ft x 12.2ft)	144.0	13.3
Bedroom 4	(12.4ft x 8.7ft)	108.0	10.0
Bedroom 5 / Study	(9.2ft x 6.9ft)	64.0	5.9



**Carnedd B**

5 Bedrooms, 3 Bathrooms

Plot Numbers

2, 3, 5

\* Option available for early reservation

# Carnedd



Our homes are  
estimated\* to save over  
**£800 per year on  
utility bills**



\*Based on July 2022

## GREEN ENERGY

Each home has integrated solar panels, air source heat pumps and when required is supplied with power generated from 100% renewable sources from the national grid.



### 21st Century Connectivity

Broadband Availability Estimate for Rhos Y Brenin

- Superfast Broadband Speed – 54.9Mb
- Fibre Broadband Speed – 220Mb
- Availability checked on 2021-12-13 at **BT Broadband Availability Checker**

Our broadband availability checks are an estimate based on the postcode SY23 4RA and are for information only. Please confirm speeds and availability with your chosen broadband supplier.



# QUALITY ASSURANCE



Homebuyers enjoy the benefits of a comprehensive 10 year warranty, thorough quality assurance and control standards, and reliable scheduling and dependable delivery.



# AFTER SALE CARE



For the first two years after your purchase, One Nature Homes' dedicated team will provide an excellent maintenance guarantee. After this time, your house will be covered by a structural warranty for the remainder of the 10 year period. This protects you as a new home owner, providing peace of mind and satisfaction.

# WHY BUY A NEW HOUSE AT **RHOS Y BRENIN?**

“An untouched, un-lived in, dream home  
that’s been tailored to suit your style”

When you buy a new home  
you’re buying a blank canvas. A  
space no-one before you has  
ever owned, and somewhere you  
can truly make your own.

As well as moving into a beautiful, fresh, clean space you will benefit from a property that conforms to the very highest standards and incorporates the latest technology.

### **It’s all yours!**

One of the best things about buying a new home is that it’s never been lived in before. It’s your blank canvas waiting to be made into something wonderful. We might build your house, but it’s you that transforms it into a home. From bathroom suites to fireplaces, we’ve handpicked a range of quality fixtures and fittings from trusted suppliers for you to choose from. Our interior designers have thought about every detail, creating beautiful combinations that work brilliantly together, so all you have to do is the fun part – choose the finishing touches and we add them.



\*Images for illustrative purposes only, rooms and finishes vary



### Quality throughout

A new home from One Nature Homes is designed to follow the latest building regulations so you can rest assured that your property's structure, ventilation, sound insulation, and electrical and fire safety all meet the highest standards. We're just as house proud as our customers. We understand how important it is to consider every tiny detail in a home, whether it be the thickness of the carpet in the living room, or the finish of the tiling in the bathroom. Unlike older homes, ours are fitted with up-to-date heating systems, ventilation, sound and heat insulation and electrical and fire safety to the highest standards. Quality remains at the heart of everything we do, and we work with the very best partners, to ensure you'll always experience high quality. Our homes also come with smoke alarms and modern locks, which mean lower insurance premiums and greater peace of mind.



### 10 year guarantee

Each new home is covered by a 10 year warranty, whereby your home is thoroughly inspected from top to bottom before issuing the accreditation. On top of this, we also offer a two year One Nature Homes warranty, so you can rest assured that you're covered should anything go wrong.



### Energy efficiency

Live smarter.. We're committed to reducing the impact we have on the environment, which is why we only use specific materials, carry out particular building methods and ensure all appliances are energy saving. As a One Nature Homes homeowner, you will benefit from wall, floor and loft insulation, added to this the windows have double or triple glazing to make for cosy low energy homes with lower utility bills and warmer winters. All central heating systems within our homes have been designed to act as efficiently as possible, ensuring your home is a happy one, whatever the season. Integrated solar panels and connection to 100% renewable energy from the national grid in this area means your home is gentle on the environment and good for your wallet!



### Super Fast Broadband

BT estimates speeds 220Mb per second.



### More ways to buy

Don't let your old home get in the way of your new one. We offer a Part Exchange service, where we buy your current home from you. It's the fastest way to move into a brand new One Nature Home, there are no estate agent fees to pay, and you're not stuck in an endless chain.



# SPACE TO ROAM



Whether you're looking for outdoor space so the children can play or a study so you can work from home, all of our homes are designed with modern living in mind, so you can find a home that suits your lifestyle.



### Less chain, less hassle

You can move into your new One Nature home as soon as it is complete. There's no need to wait for existing owners to move out. This reduces the house buying chain and the stress and uncertainty that is often associated with moving, particularly into a second-hand home.



### More for your money

One Nature homes are built to a much higher specification than the majority of older homes so you get more for your money. They have central heating, double-glazing and high standards of roof, floor and wall insulation all included in the price. Standard features also usually include fitted kitchens with integrated appliances and stylish bathrooms and cloakrooms, many en suite. Our homes are priced to sell swiftly so provide excellent value for money.



### A wise investment

Owning a new home could well be one of the best investments you could ever make and provide a comforting nest egg for the future. But it's important not to overstretch your finances or speculate on short term price rises. Of course, house prices can go up or down but it's easy to see why so many people feel that buying a new home, particularly with all the help that builders can provide, was their best move ever.

# BUYING GUIDANCE

## The Home Buying Journey

→ “A life changing experience”

Buying a new home is an unforgettable experience, a rewarding journey that can be highly emotional and, ultimately, life changing. A new home is one of the largest purchases made in a lifetime. We approach the journey with the highest level of care and thoughtfulness. From your earliest daydreams of ownership to the months and years that follow your move — we'll be there to guide you every step of the way.



1

### Find the home for you

We want to help you find the home that is right for you. Start by booking an appointment with the Sales Advisor and view the plans and location of our stunning homes. If it is the right place for you, choose the plot which you want as your home.

2

### Understand your financial position

We recommend getting advice from a respected independent financial adviser who will be able to advise you on how much you can borrow, available mortgages and give specialist advice about buying a new home. They can also help you apply for your mortgage in principle (a mortgage agreement based on financial information you provide).

3

### Reserve your new home

Once you have fallen in love with your brand new One Nature home be sure to reserve it so it is not sold to someone else. To do so, you must be in a position to purchase which means having a mortgage in principle. The home will be secured with a small reservation fee and you will have 28 days before you need to pay the deposit.

4

### Appoint a solicitor

Appoint a solicitor to begin the conveyancing process. If you are unsure who to appoint, we can help you find excellent solicitors at very good value. Your solicitor should be instructed to carry out necessary searches which will require a payment of a few hundred pounds. It is worth noting that searches can take three weeks or longer so the sooner these can be done the better.

5

#### Apply for your mortgage

Now you have reserved your home, it is time to formally apply for a mortgage. It is best to do this through your mortgage broker or independent financial adviser who arranged your mortgage in principle. Once you have received your offer, sign the form to accept.

6

#### Choose your finishes and make our house your home

Personalise your home with all the choices and none of the hard work! From tiles to carpets, worktops to doors and all the finishing touches in between, imagine the possibilities and make the house your home. Your sales adviser will book an appointment with you to discuss all of your options when you reserve your home.

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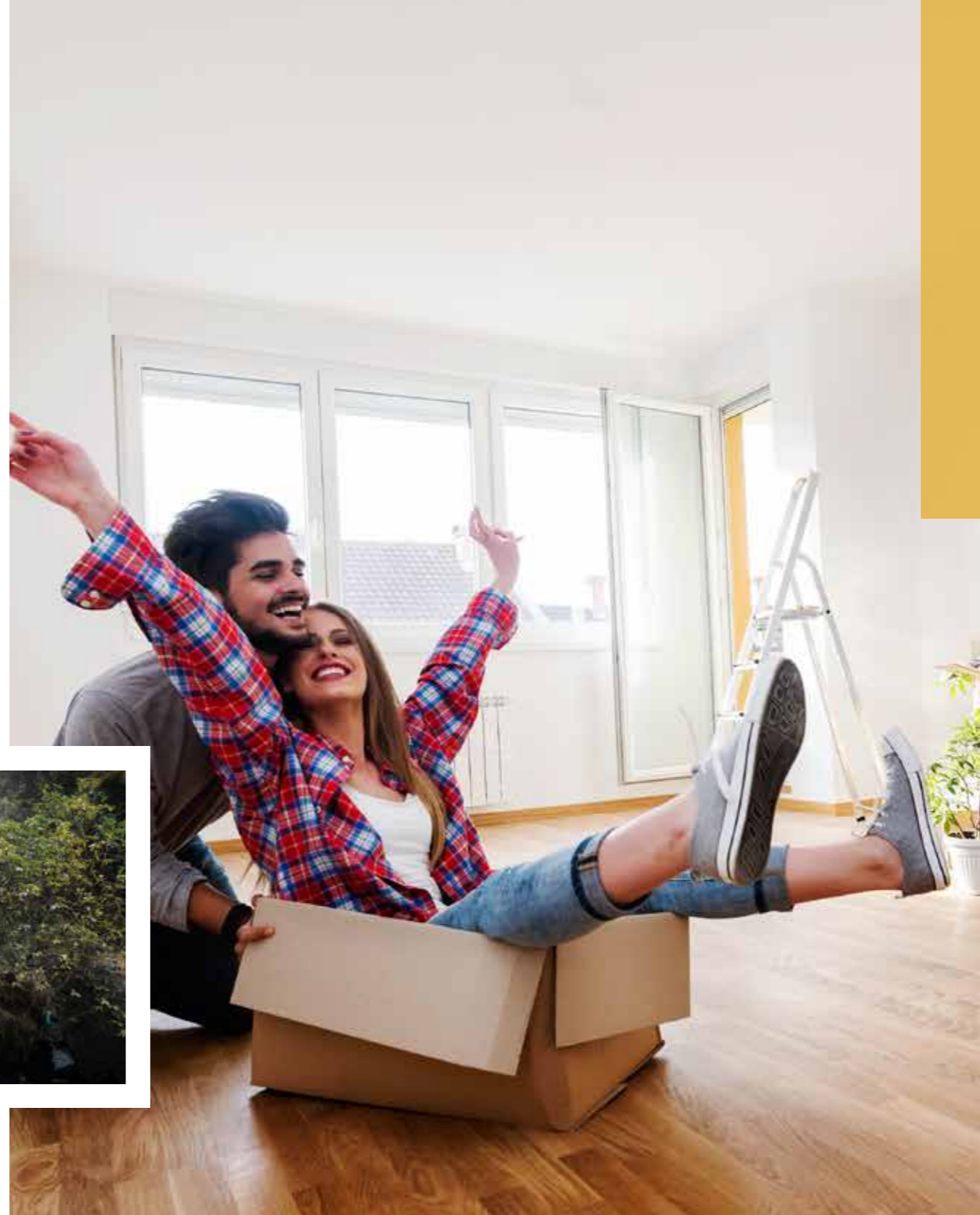
#### Exchange of contracts

Your solicitors will let you know once all legal work has been complete and the exchange of contracts can take place. Arrange for your deposit to be with your solicitors and sign the contract.

8

#### Formal notice

Once your home has been finished and approved by the 10 year warranty provider, we will send your solicitor a formal notice and agree a completion date. This will be the first time you'll be given your actual moving in date.



9

#### New home demonstration

You'll be invited to an important New Home Demonstration with your Sales Advisor and the Site Manager. This is your opportunity to see how your new home works from using your heating to where to find your stop-tap.

10

#### Legal completion

Typically 6 to 10 weeks after exchange of contract, your solicitor will send you a completion statement and ask you for any outstanding monies to be paid. Proudly sign your name on the dotted lines of your transfer deed and mortgage. On the day of completion your solicitor will take care of all the paperwork. Once everything has been completed your sales adviser will let you know when your keys will be ready for you to pick up!

11

#### Move in

The big moment has arrived! All the dreaming has led to this exciting moment when you can make your house your home.

12

#### After care

For the first two years after your purchase, One Nature Homes' dedicated team will provide an excellent maintenance guarantee. After this time, your house will be covered by a structural warranty for the remainder of the 10 year period. This protects you as a new home owner, providing peace of mind and satisfaction.

# MOVE ASSIST



## You buy ours, and we'll sell yours!

Want to reserve a One Nature home, but having trouble selling your existing property? Our Move Assist scheme helps your dream move become a reality. The scheme offers practical and financial assistance for those who have set their heart on one of our new homes, yet are struggling to sell their existing property.

### Benefits include:

- We deal with the estate agents and pay their fees
- We'll help you get the best price for your old home
- You can secure your new home today



\*Subject to approval

# PART EXCHANGE



Take the chain out of your next property purchase. Upgrade to a One Nature Home by simply exchanging your old home without waiting for a chain of purchasers. The smoothest way to have an uncomplicated sale.



## The Benefits of Part Exchange



### A quick move, no need to wait

Once you have found your ideal One Nature home and our offer on your existing property has been accepted by you, you can go ahead and reserve without having to find a buyer for your existing home first.



### Guaranteed sale

Once the price is agreed, which is a quick and fair offer, One Nature Homes will buy your home (Subject to survey and contact).



### A faster, simpler move

Move into your One Nature Home as soon as it is ready, no need to worry about moving out of your current property early.

# STANDARD SPECIFICATIONS

## EXTERNAL FEATURES

- Durable render finished walls
- Turf to front and rear gardens
- Wooden fencing on garden perimeter
- Paving to pathways and patio area
- External water tap
- Permeable Block paved driveways

## INTERIOR FEATURES

- White painted internal doors with chrome ironmongery
- Double glazed windows
- Staircase with white banisters and timber handrail
- Bifod doors from family room

## KITCHEN

- Benchmark designed kitchen with units in a choice of door fronts (dependant on time of reservation)
- High quality laminate worktops
- Integrated oven, hob and extractor fan

## BATHROOMS

- Designer quality bathrooms with high end fixtures
- Rain shower heads
- Vanity units
- Choice of wall and floor tiling (dependant on time of reservation)
- Fitted mirrors
- Heated towel rails
- LED downlights

## UTILITY ROOMS

- Integrated units in a choice of door fronts (dependent on time of reservation)
- Sink
- Space and plumbing for washer and dryer

## SECURITY

- External security lighting to front and rear
- Main fed smoke and heat detectors
- Automatic internal heat sensing sprinkler system
- 10 year structural warranty with Build Warranty

## HOME ENTERTAINMENT & COMMUNICATIONS

- TV points and BT points in family room and snug
- CAT 5 data cabling to terminated in loft
- Full FTTP connections to each house, allowing for up to 1000Mbps

## HEATING & ELECTRICAL

- Air source heat pump heating
- Underfloor heating on ground floor, radiators upstairs
- LED downlights or feature pendants in selected locations
- White finish light switches, power sockets and media plates throughout
- Electric car charging point

## OPTIONAL EXTRAS

If reservations are made in time, a range of optional extras including built in wardrobes, flooring, curtain poles, window dressings and stoves are available to make your move in as simple as possible. Ask for details.



*Start Your Journey*

### **CONTACT US**

For an introductory discussion or to arrange a private appointment,  
we invite you to contact our dedicated team of representatives  
at Fine and Country **Tel:** 01974 299055  
**E-Mail:** [westwales@fineandcountry.com](mailto:westwales@fineandcountry.com)

#### IMPORTANT NOTICE

All particulars in this brochure, including the illustrations, are for guidance only. It may have been necessary to introduce some alterations to these or their specification since publication. This brochure cannot therefore form any part of the contract or be taken as an indication of warranty or guarantee on the properties. To reserve a property, a reservation fee of £5,000 will be required, together with the name and address of your solicitor. Upon exchange of contracts, 10% of the purchase price is payable, less the reservation fee. The balance of the purchase money is payable on legal completion.

Developed by One Nature Homes in Partnership with Dragon Homes

