

The Hedgerows
PENNARD

A PREMIUM DEVELOPMENT
OF HOMES RESIDING IN THE
HEART OF THE GOWER

Situated within the Eastern fringe of the Gower Area of Outstanding Beauty, The Hedgerows is a new development that gives potential purchasers the chance to reside among the rural and the coastal landscapes. Surrounded by woodlands and golden beaches, you will be spoilt for choice when it comes to idyllic scenic views. Packed with a wonderful history, unique geology and unspoilt sceneries, the Gower is one of the most sought-after residential locations across the UK.

The Gower area boasts an array of activities for the true adrenaline junkie. You could find yourself hiking the nearby limestone cliffs, walking along the breath-taking wild moors, brushing up on your etiquette in the local golf club or coasteering along the rocky coastline. The Gower is also deemed as a surfers paradise, with the wild waves of Oxwich Bay, Llangennith Beach and the Gower Peninsula less than half an hour drive away. You'll also find Rhossili Bay on your doorstep, which has been voted in the top four beaches in Britain.



- 1 Visit Swansea City Centre and be spoilt for choice by an array of restaurants, bars and shops
- 2 Enjoy a peaceful stroll along the nearby woodlands, wild moors and golden beaches
- 3 Absorb the breath-taking sea-scapes of Worms Head, Rhosilli
- 4 Indulge and catch up with friends in a variety of first class eateries along the coast
- 5 Hike the famous shoreline of sand dunes and limestone cliffs of Three Cliffs Bay

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FROM THE HUSTLE AND
BUSTLE OF CITY LIFE TO
PEACEFUL SCENIC VIEWS,
THE PERFECT LOCATION
TO SUIT ALL OF YOUR
LIFESTYLE NEEDS

If you find yourself sheltering away from the rain, there are plenty of local indoor activities to choose from. The popular rural life museum and agricultural attraction, the Gower Heritage Centre, is a short journey away which offers families a fun day out. For those seeking some city-life and retail therapy, Swansea city centre is just a short distance away where you can find a wide selection of retail, restaurants and nightlife venues.

The Welsh capital of Cardiff is less than an hour drive away, famous for it's 11th century castle and for hosting global music and sporting events. For those needing to travel further afield to cities like Cardiff, London or Bristol, there are accessible links to the M4 and beyond.

THE DEVELOPMENT

Residing right in the heart of the Gower, lined by trees, The Hedgerows prides itself on being suitable for families of all ages. As a result, potential purchasers will find themselves settling into a homely and spacious community. There are an array of high achieving local schools and nurseries to suit your busy working lifestyle.

From bungalows to four bedroom homes, there are six high quality house types on offer, making them the perfect space for your growing family or even if you are looking to downsize.

Built with great attention to detail, the scheme contains a mixture of exquisite stone features and painted render to reflect a contemporary lifestyle in the traditional culture of the coast. The development has been designed for homeowners to truly soak up everything that South Wales has to offer.





HOUSE TYPE KEY

THE PWLL DU

Plots: 8-11, 22, 23, 36, 37, 68, 69
Bedrooms: 2
Living Area: 64.66m² / 696ft²

THE OXWICH

Plots: 38, 39, 44, 45, 56, 57
Bedrooms: 3
Living Area: 88.91m² / 957ft²

THE MEWSLADE

Plots: 59-62
Bedrooms: 3
Living Area: 88.26m² / 950ft²

THE CASWELL

Plots: 40, 42, 43, 46, 52, 58, 63, 67, 70
Bedrooms: 4
Living Area: 119.84m² / 1,290ft²

THE TOR BAY

Plots: 51
Bedrooms: 4
Living Area: 119.84m² / 1,290ft²

THE LANGLAND

Plots: 41, 47, 48, 53
Bedrooms: 4
Living Area: 147.72m² / 1,590ft²

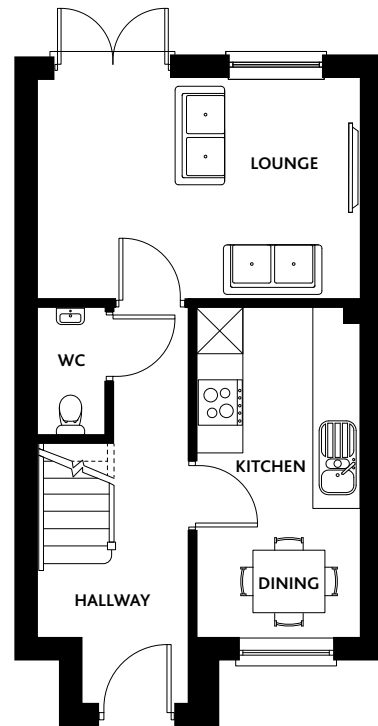
LCHO

Plots: 1-3, 16-19, 24-29, 49, 50, 54, 55

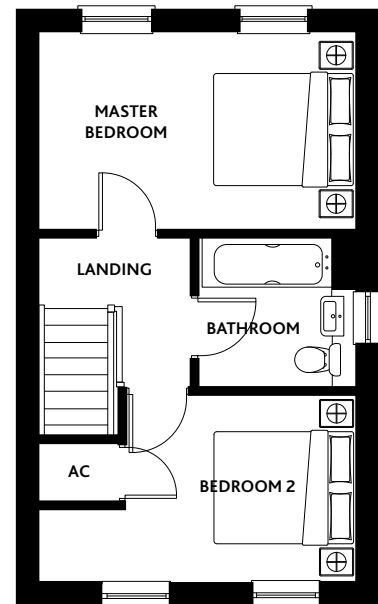
COASTAL RENT

Plots: 4-7, 12-15, 30-35, 64-66

GROUND FLOOR



FIRST FLOOR



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THE PWLL DU

Plots: **8, 9, 10, 11, 22, 23, 36, 37, 68, 69**
Bedrooms: **2** • Living Area: **64.66m² / 696ft²**

GROUND FLOOR

Lounge	
4.29m x 2.92m	14'0" x 9'7"
Kitchen/Dining	
4.39m x 2.15m	14'4" x 7'0"
WC	
1.70m x 0.92m	5'6" x 3'0"

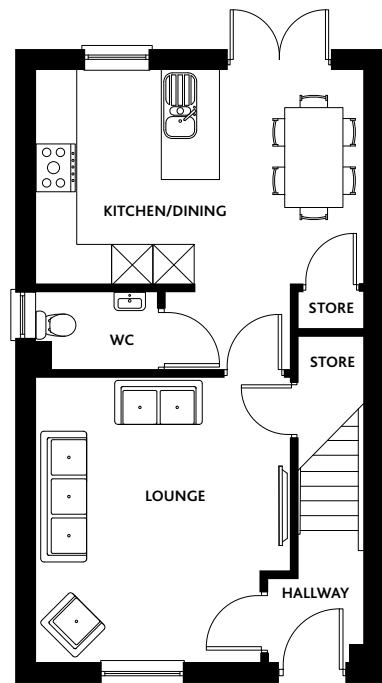
FIRST FLOOR

Master Bedroom	
4.29m x 2.66m	14'0" x 8'8"
Bedroom 2	
4.29m* x 2.52m*	14'0" x 8'3"
Bathroom	
2.09m x 2.03m	6'10" x 6'7"
AC	
1.06m x 0.78m	3'5" x 2'6"

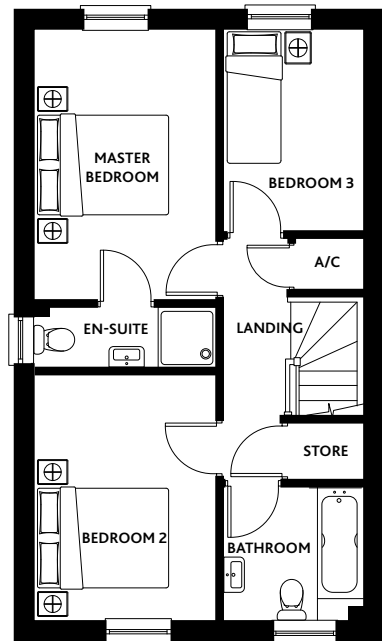
Internal floor plans may be subject to alteration.
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*Dimensions listed are maximum.

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GROUND FLOOR



FIRST FLOOR



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THE OXWICH

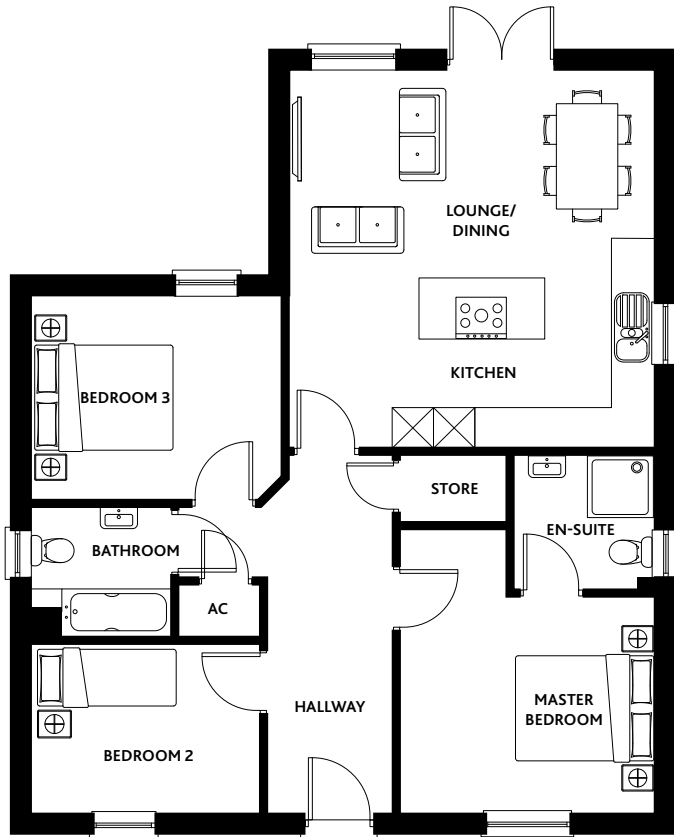
Plots: **38, 39, 44, 45, 56, 57**
Bedrooms: **3** • Living Area: **88.91m² / 957ft²**

GROUND FLOOR

Lounge	
4.30m* x 3.84m*	14'1" x 12'7"
Kitchen/Dining	
5.00m x 3.21m	16'4" x 10'6"
Store 1	
1.02m x 0.57m	3'4" x 1'10"
Store 2	
1.02m x 1.12m	3'4" x 3'8"

FIRST FLOOR

Master Bedroom	
4.08m x 2.75m	13'4" x 9'0"
En-Suite	
2.76m x 0.92m	9'0" x 3'0"
Bedroom 2	
3.71m x 2.76m	12'2" x 9'0"
Bedroom 3	
2.12m x 3.03m	6'11" x 9'11"
Bathroom	
2.11m x 2.00m	6'11" x 6'6"
AC	
1.03m x 0.75m	3'4" x 2'5"
Store	
1.07m x 0.87m	3'6" x 2'10"



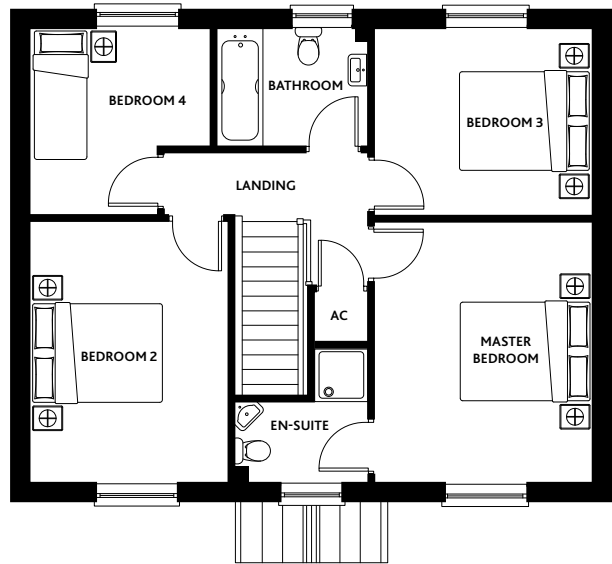
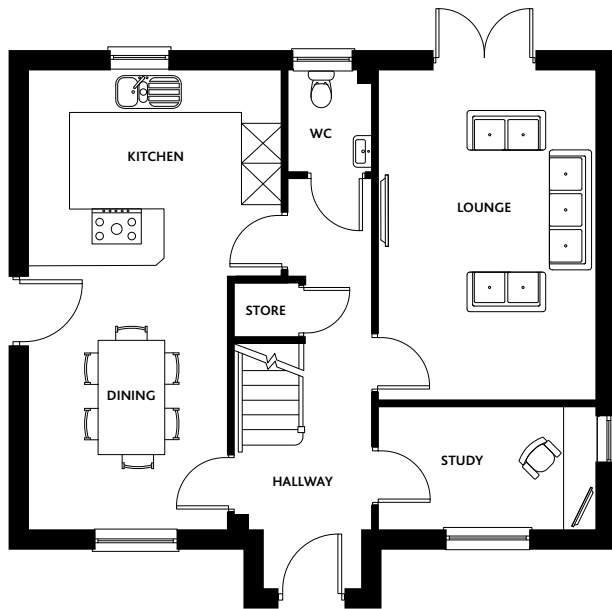
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THE MEWSLADE

Plots: **59, 60, 61, 62** • Bedrooms: **3**
Garage: **Single** • Living Area: **88.26m² / 950ft²**

GROUND FLOOR

Kitchen / Dining / Lounge	
5.35m x 5.58m	17'6" x 18'3"
Master Bedroom	
4.18m* x 3.73m*	13'8" x 12'2"
En-Suite	
2.00m x 2.04m	6'6" x 6'7"
Bedroom 2	
3.35m x 2.46m	10'11" x 8'0"
Bedroom 3	
3.71m* x 3.00m*	12'2" x 9'10"
Bathroom	
2.04m x 1.91m	6'8" x 6'3"
Store	
1.60m x 1.01m	5'3" x 3'3"
AC	
1.58*m x 0.98*m	5'3" x 3'2"



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THE CASWELL

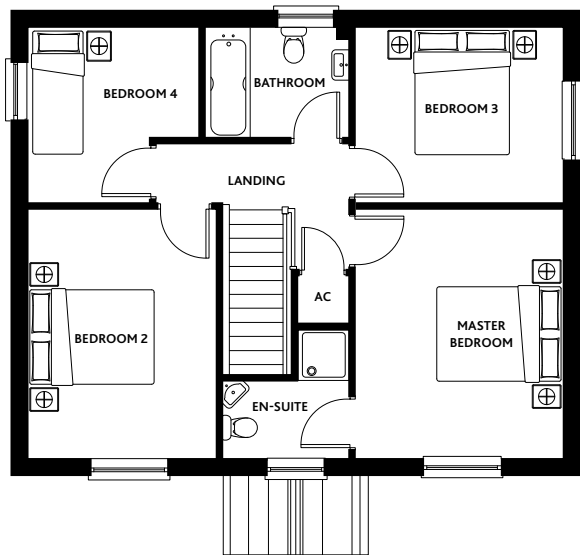
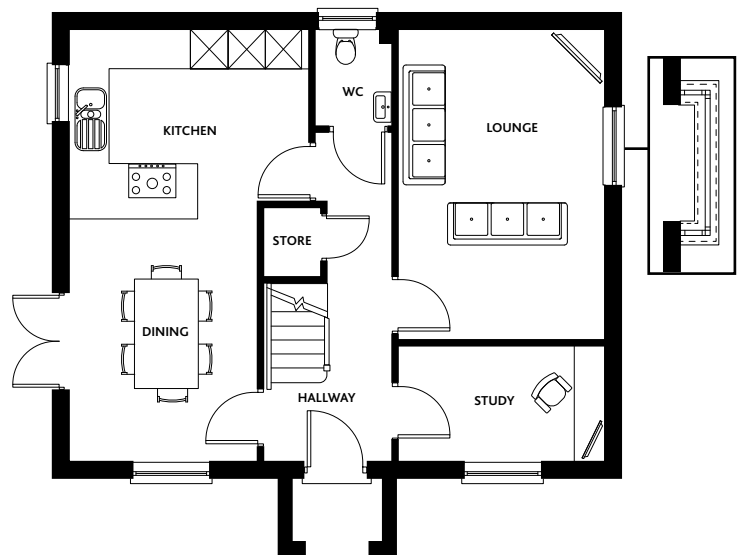
Plots: **40, 42, 43, 46, 52, 58, 63, 67, 70** • Bedrooms: **4**
Garage: **Single** • Living Area: **119.84m² / 1,290ft²**

GROUND FLOOR

Lounge	
3.31m x 5.00m	10'10" x 16'4"
Kitchen / Dining	
6.93m* x 3.83m*	22'8" x 12'6"
Study	
3.30m x 1.82m	10'9" x 5'11"
WC	
1.50m x 1.25m	4'11" x 4'1"
Store	
1.12m x 0.90m	3'8" x 2'11"

FIRST FLOOR

Master Bedroom	
3.99m x 3.32m	13'1" x 10'10"
En-Suite	
2.06m x 1.19m	6'9" x 3'10"
Bedroom 2	
3.99m x 3.01m	13'1" x 9'9"
Bedroom 3	
3.33m x 2.82m	10'11" x 9'3"
Bedroom 4	
2.82m* x 2.73m*	9'3" x 8'11"
Bathroom	
2.32m x 1.75m	7'7" x 5'8"
AC	
0.75m x 0.82m	2'5" x 2'8"



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THE TOR BAY

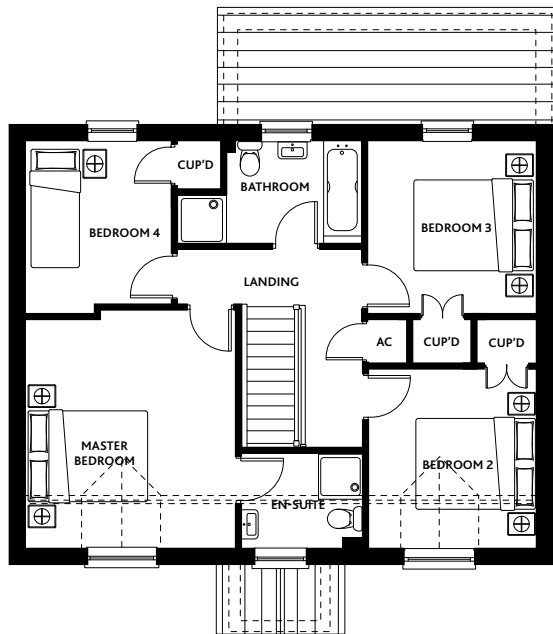
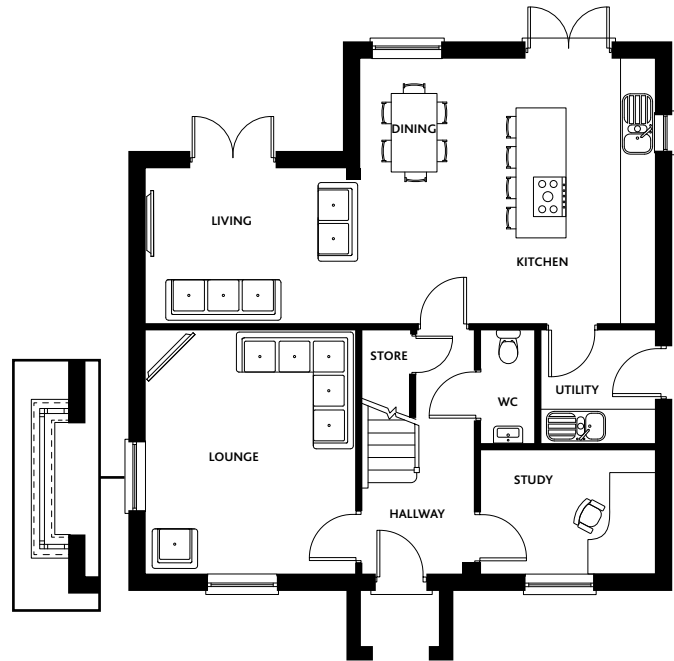
Plots: **51** • Bedrooms: **4**
Living Area: **119.84m² / 1,290ft²**

GROUND FLOOR

Lounge	
3.31m x 5.00m	10'10" x 16'4"
Kitchen / Dining	
3.83m* x 6.93m*	12'6" x 22'8"
Study	
3.30m x 1.82m	10'9" x 5'11"
WC	
1.25m x 1.49m	4'1" x 4'10"
Store	
1.12m x 0.90m	3'8" x 2'11"

FIRST FLOOR

Master Bedroom	
3.99m x 3.32m	13'1" x 10'10"
En-Suite	
2.06m x 1.19m	6'9" x 3'10"
Bedroom 2	
3.99m x 3.01m	13'1" x 9'10"
Bedroom 3	
3.33m x 2.82m	10'11" x 9'3"
Bedroom 4	
2.82m* x 2.73m*	9'3" x 8'11"
Bathroom	
2.32m x 1.80m	7'7" x 5'10"
AC	
0.75m x 0.82m	2'5" x 2'8"



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THE LANGLAND

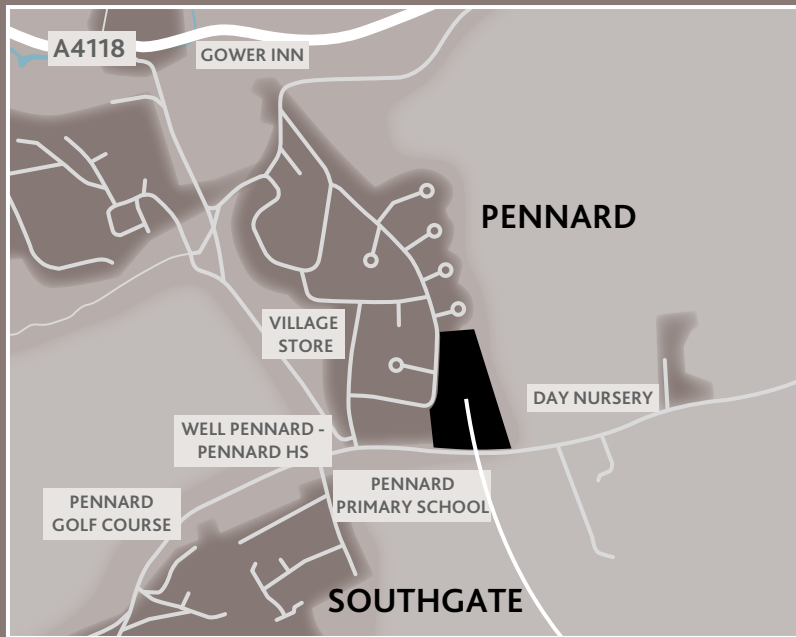
Plots: **41, 47, 48, 53** • Bedrooms: **4**
Garage: **Single** • Living Area: **147.72m² / 1,590ft²**

GROUND FLOOR

Lounge	
4.45m x 3.82m	14'7" x 12'6"
Kitchen / Dining	
5.36m x 4.84m	17'7" x 15'10"
Living	
3.91m x 2.82m	12'9" x 9'3"
Study	
3.16m x 2.25m	10'4" x 7'4"
Utility	
2.07m x 2.05m	6'8" x 6'8"
WC	
2.07m x 0.99m	6'9" x 3'3"

FIRST FLOOR

Master Bedroom	
3.82m x 4.32m	12'6" x 14'2"
En-Suite	
2.21m x 1.71m	7'3" x 5'7"
Bedroom 2	
3.23m x 3.03m	10'7" x 9'11"
Bedroom 3	
3.11m x 3.03m*	10'2" x 9'11"
Bedroom 4	
2.94m* x 2.65m*	9'7" x 8'8"
Bathroom	
3.38m* x 1.84m*	11'1" x 6'0"
AC	
0.80m x 0.70m	2'7" x 2'3"



TO LOCATE THE DEVELOPMENT,
PLEASE TYPE IN THE BELOW
POST CODE INTO YOUR SAT NAV:

SA3 2DR

The Hedgerows

PENNARD



**PENNANT
HOMES**

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