

Colman Vale

PEN-Y-FAI

A CHARMING, SEMI-RURAL
COMMUNITY LOCATED IN
THE HEART OF IDYLLIC
SOUTH WALES

Colman Vale is our new collection of four and five bedroom homes situated in the quiet village of Pen-y-Fai, Bridgend. Just a short distance from the M4 motorway, it's an ideal location for commuters travelling to Swansea, Llanelli and Cardiff. Secluded, yet completely accessible, Colman Vale is the perfect development for those looking to stay in the sought after area of Pen-y-Fai and for families who are looking to make their next step on the property ladder.



- 1 Enjoy a meal at a local eatery like The Pheasant
- 2 Shop at nearby McArthur Glen Designer Outlet
- 3 Visit the idyllic Bryngarw Country Park
- 4 Take a peaceful stroll along the banks of the Ogmore river

THE PERFECT
LIFESTYLE BALANCE,
WHATEVER YOUR LEISURE
OR WORK NEEDS

The area boasts excellent shopping links as well as leisure activities and fitness centres. The fantastic McArthur Glen Designer Shopping Outlet is under 10 minutes drive and features an excellent range of designer shops and eateries. For those who prefer to enjoy quiet walks and outdoor activities, the nearby Ogmore river is just half a mile away, boasting scenic routes for your morning runs or afternoon walks. For those seeking a vibrant nightlife, Wales' capital city is just over half an hour's drive, leaving you spoilt for choice, whatever your leisure requirements may be. A haven for nature and beautiful beaches, Swansea is just 25 miles away, perfect for those looking for a slower pace of life, allowing you to enjoy the very best of what South Wales has to offer.

THE DEVELOPMENT

Colman Vale offers its prospective residents a very rare opportunity to own their dream, high specification home in Pen-y-Fai, one of the most desirable areas in Bridgend. Located in a peaceful rural setting, this development prides itself on privacy, accessibility and high attention to detail.

Ideally placed for all your needs, this charming development offers 4 different house types, all of which are detached, and is bordered by lush, mature trees and plenty of vegetation. Plots 1-11 on the north side of the development are accessed from All Saints Way, whilst plots 12-20 on the south side have their entrance from Church Road.

Each home has been built using the finest craftsmanship, and has been thoughtfully designed to provide the very best of contemporary living for its buyers. Open-plan kitchen and dining areas give your new home a sense of flow and allow you to live your new and enviable lifestyle in a home which promises a peace, wellness and relaxation.



KEY

THE CHARLES

Plots: 4, 7, 8, 12, 13 & 14
Bedrooms: 4
Garage: Single
Living Area: 120.07m² / 1292.42ft²

THE BEVAN

Plots: 5 & 6
Bedrooms: 4
Garage: Single
Living Area: 123.25m² / 1326.65ft²

THE TERFEL

Plots: 15, 16, 17, 18, 19 & 20
Bedrooms: 4
Garage: Single
Living Area: 159.21m² / 1713.72ft²

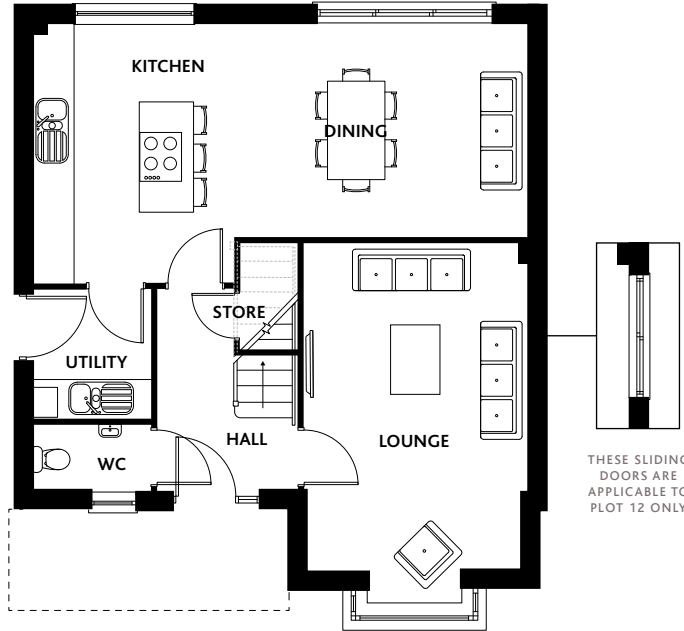
THE BURTON

Plots: 9, 10, 11
Bedrooms: 5
Garage: Single
Living Area: 170.29m² / 1832.98ft²

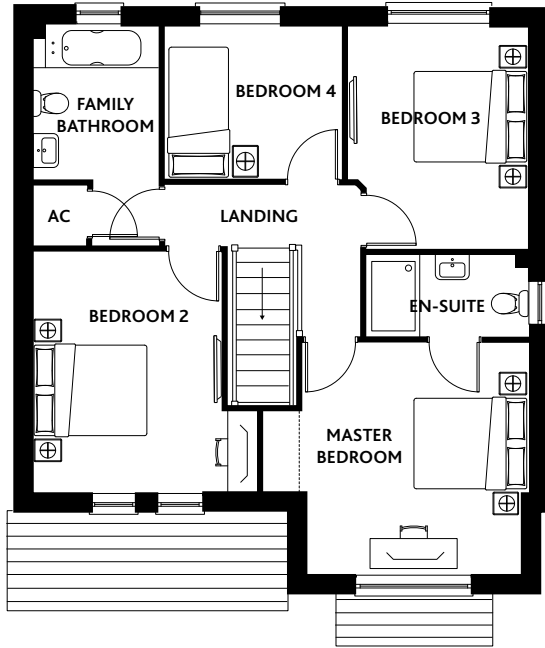
LOW COST OWNERSHIP

Plots: 1, 2, 3
Bedrooms: 2
Living Area: 72m² / 775ft²

GROUND FLOOR



FIRST FLOOR



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

THE CHARLES

Plots: **4, 7, 8, 12, 13 & 14** • Bedrooms: **4**
Garage: **Single** • Living Area: **120.07m² / 1292.42ft²**

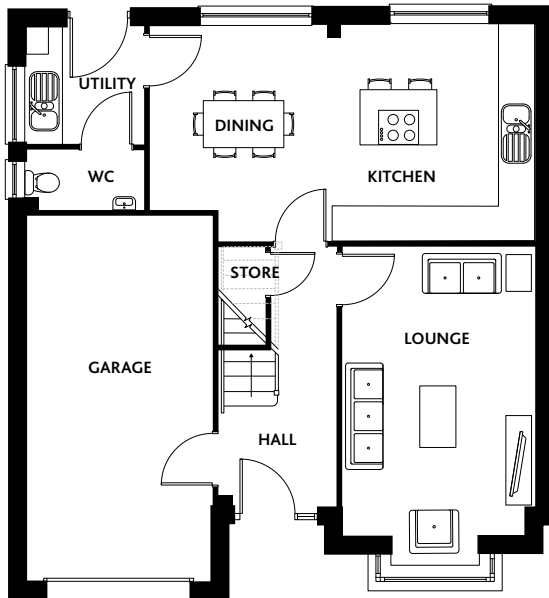
GROUND FLOOR

Lounge	
5.05m* x 3.48m*	16'7" x 11'5"
Kitchen/Diner	
7.68m* x 4.01m*	25'3" x 13'2"
Utility	
1.98m x 1.81m	6'6" x 5'11"
WC	
1.83m x 1.03m	6'0" x 3'3"
Store	
0.89m x 1.66m	2'9" x 5'4"

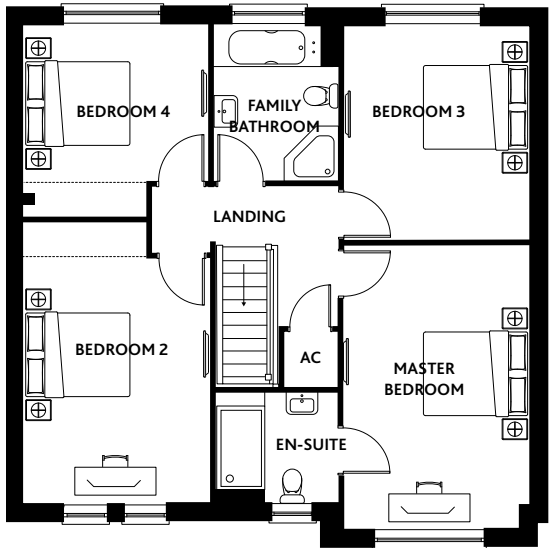
FIRST FLOOR

Master Bedroom	
3.54m* x 3.48m*	11'7" x 11'5"
En-Suite	
2.48m x 1.25m	8'2" x 4'1"
Bedroom 2	
3.51m* x 3.72m*	12'3" x 9'7"
Bedroom 3	
3.44m* x 2.77m*	11'3" x 9'1"
Bedroom 4	
2.73m x 2.36m	9'0" x 7'9"
Bathroom	
2.36m x 1.94m	7'7" x 6'3"
AC	
0.84m x 0.94m	2'7" x 3'1"

GROUND FLOOR



FIRST FLOOR



THE BEVAN

Plots: **5 & 6** • Bedrooms: **4**
Garage: **Single** • Living Area: **123.25m² / 1326.65ft²**

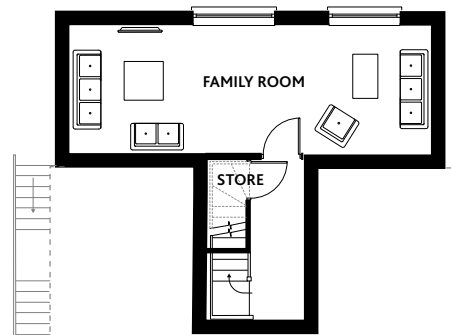
GROUND FLOOR

Lounge	4.77m x 3.18m	15'8" x 10'5"
Kitchen/Diner	6.40m* x 3.58m*	21'0" x 11'9"
Utility	1.96m x 1.95m	6'4" x 6'4"
WC	0.98m x 1.95m	3'2" x 6'3"
Garage	6.02m x 3.02m	19'9" x 9'11"
Store	1.63m x 0.76m	5'3" x 2'5"

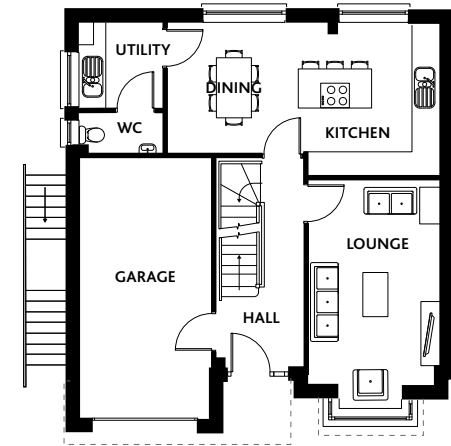
FIRST FLOOR

Master Bedroom	4.75m* x 3.09m*	15'7" x 10'2"
En-Suite	2.03m x 1.84m	6'8" x 6'1"
Bedroom 2	4.69m* x 3.12m*	15'5" x 10'3"
Bedroom 3	3.60m x 3.09m	11'10" x 10'2"
Bedroom 4	3.21m x 3.08m	10'6" x 10'1"
Bathroom	2.60m x 2.04m	8'7" x 6'9"
AC	0.90m x 0.92m	2'9" x 3'0"

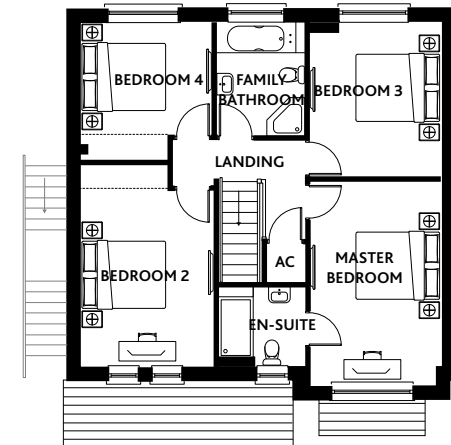
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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*Dimensions listed are maximum

THE TERFEL

Plots: **15, 16, 17, 18, 19 & 20** • Bedrooms: **4**
Garage: **Single** • Living Area: **159.21m² / 1713.72ft²**

LOWER GROUND FLOOR

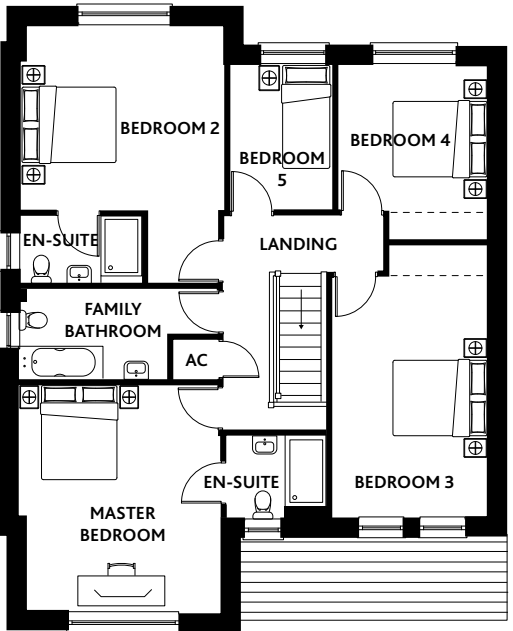
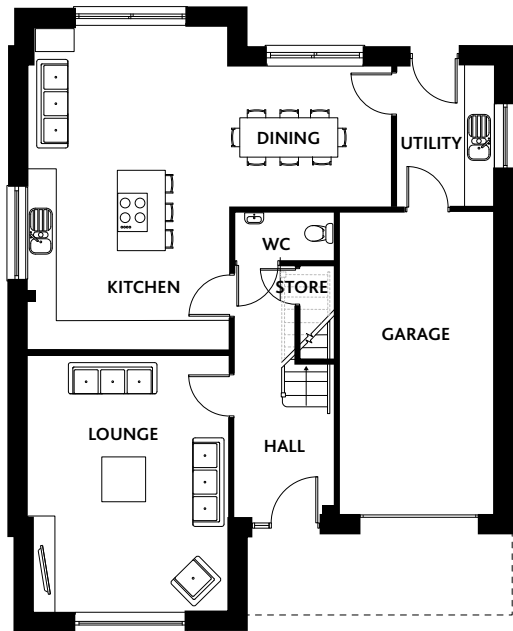
Family Room	
8.39m x 2.98m	27'7" x 9'9"
Store	
3.73m x 2.21m	12'2" x 7'2"

GROUND FLOOR

Kitchen/Dining	
6.40m* x 3.58m*	21'0" x 11'9"
Lounge	
4.77m* x 3.11m*	15'8" x 10'2"
Utility	
1.96m x 1.95m	6'5" x 6'5"
WC	
0.95m x 1.95m	3'1" x 6'5"
Garage	
6.02m x 3.02m	19'9" x 9'11"

FIRST FLOOR

Master Bedroom	
4.75m* x 3.09m*	15'7" x 11'2"
En-Suite	
2.03m x 1.84m	6'8" x 6'1"
Bedroom 2	
4.69m* x 3.12m*	15'5" x 10'3"
Bedroom 3	
3.59m x 3.09m	11'10" x 10'2"
Bedroom 4	
3.21m* x 3.08m*	10'6" x 10'1"
Bathroom	
2.61m x 2.06m	8'7" x 6'9"
AC	
0.92m x 0.90m	3'0" x 2'9"



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THE BURTON

Plots: **9, 10 & 11** • Bedrooms: **5**
Garage: **Single** • Living Area: **170.29m² / 1832.98ft²**

GROUND FLOOR

Kitchen	
6.49m* x 4.08m*	21'4" x 13'5"
Dining	
3.21m x 2.79m	10'7" x 9'2"
Lounge	
5.12m* x 4.05m*	16'10" x 13'4"
Utility	
2.79m x 1.96m	9'2" x 6'5"
WC	
1.96m x 1.02m	6'4" x 3'3"
Garage	
6.02m x 3.03m	19'9" x 9'11"
Store	
1.88m x 0.76m	6'1" x 2'4"

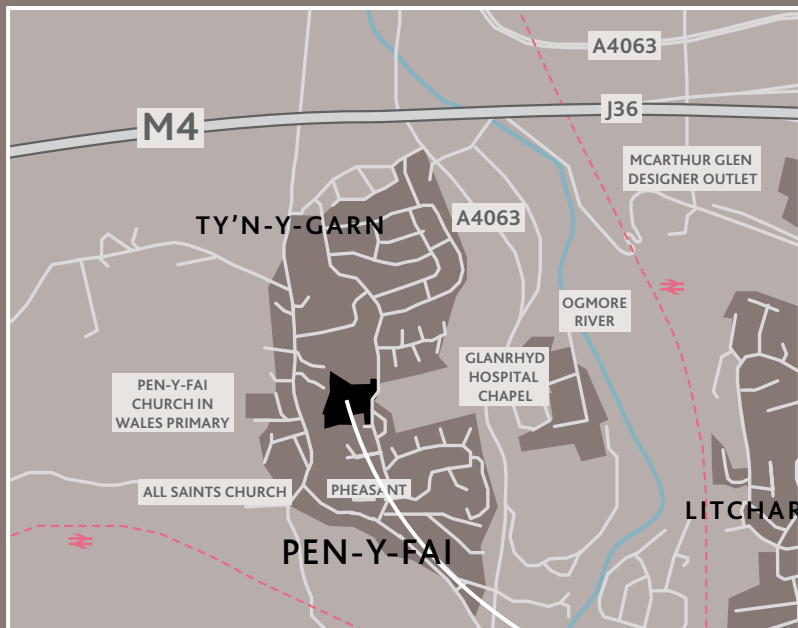
FIRST FLOOR

Master Bedroom	
4.53m* x 4.05m*	14'11" x 13'2"
En-Suite	
1.96m x 1.62m	6'4" x 5'3"
Bedroom 2	
3.69m* x 4.08m*	12'1" x 13'5"
En-Suite	
2.44m x 1.35m	8'0" x 4'4"
Bedroom 3	
5.39m x 3.09m	17'6" x 10'1"
Bedroom 4	
3.52m x 2.99m	11'5" x 9'8"
Bedroom 5	
2.91m x 2.06m	9'5" x 6'7"
Bathroom	
3.98m x 1.79m	13'0" x 5'8"
AC	
0.92m x 0.82m	3'0" x 2'6"

SPECIFICATION

- ◆ Contemporary range of high quality kitchens
- ◆ Integrated appliances
- ◆ Economical gas combi boiler
- ◆ Contemporary white bathroom suites
- ◆ Mains linked smoked detectors
- ◆ Sprinkler systems
- ◆ 10 Year NHBC warranty





SAT NAV POST CODE:
CF31 4BX

HOW TO FIND US

FROM JUNCTION 36 OF THE M4

Leave the M4 at Junction 36 and take the first exit, following the A4061. At the roundabout take the first exit onto the A4063 following signs for Maesteg and Aberkenfig.

Follow the A4063 for approximately 1 mile, then at the roundabout take the first exit and continue on the A4063/Bridgend Road. Pass under the motorway bridge and then turn right onto Heol Tyn-Y-Garn.

From Heol Tyn-Y-Garn, turn left onto Chantal Avenue, then turn right onto All Saints Way where you will shortly see Colman Vale ahead.



Colman Vale

PEN-Y-FAI



PENNANT
HOMES

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CODE FOR
HOME BUILDERS

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Website: www.pennanthomes.co.uk

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.iCreate.co.uk