



Secombe Vale, Swansea

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HOMES

# The home you've been searching for



A home by Elan Homes is built for living. A place you can call your own, where your individual style blends seamlessly with our innovative designs to deliver the quality you deserve at a price you never dreamed possible. A new home, a new life, a new way of living - it all starts here at Secombe Vale, Swansea.

## Secombe Vale and Swansea

Secombe Vale, Swansea is a mixed community of two and three bedroom homes, and one and two bedroom apartments, situated close to one of the main arterial routes into the city from the M4. Lying just to the east of Swansea, Secombe Vale residents will enjoy all the benefits of city living, with such a cosmopolitan choice of shops, leisure and culture to choose from, and with the local blue flag beach even closer than the city streets you have the best of both worlds on your doorstep. Venture just a little further and the stunning hills and beaches of the Gower peninsular stretch out for almost twenty miles. Whatever you and your family are looking for from life, you'll find it right on your doorstep at Secombe Vale.

## Designed down to the last detail

We put great care and attention to detail into all the homes, to make them the perfect choice for you. With modern and stylish appliances, the best fixtures and fittings, as well as our optional design package means we can tailor-make your home just the way you want it.

# Discover the best of Swansea

Here's an insight into Swansea and the surrounding area. The shops, the restaurants, the attractions, the essentials, everything you need to make you feel at home here from day one.

## Going out

Swansea is a city on the up, with plenty to see and do day and night, from top quality sports with the Ospreys and Swansea City, to excellent restaurants and bars.

Wind Street is a thriving café quarter by day and the city's liveliest street by night, while Mumbles boasts a selection of high class restaurants.

## Sport and Leisure

Swansea boasts no less than seven leisure and sports centres, including the brand new LC water park complete with climbing wall. Naturally, the breathtaking countryside offers endless outdoor activities too, from walking, riding and fishing to water sports and kite surfing, plus a choice of golf courses.

## Shopping

Swansea plays host to the biggest indoor market in Wales, with everything from locally caught fish to the latest fashions. The city centre has all the leading high street names, while the smaller specialist shops of Mumbles are the perfect place for a spot of boutique browsing.

## Family Fun

South Wales has so much to offer for all the family, with five miles of sandy beaches around Swansea Bay and the endless opportunities out along the Gower peninsula. Enjoy all the fun of the fair at Mumbles Pier, or simply relax while the children play in one of the city's many parks.

## Transport

Swansea enjoys mainline rail and motorway connections, linking the city to Cardiff and London beyond. Within the city an innovative Metro system is being developed, while a park and ride system makes the city centre easily accessible from the surrounding area.

## Healthcare

Dr F Newman - Tel: 01792 653992  
Ysgol Street, Port Tennant, Swansea SA1 8LH

East Side Dental Centre - Tel: 01792 642733  
146 Port Tennant Road, Swansea SA1 8JQ



## Secombe Vale

Wern Terrace, Port Tennant, Swansea SA1 8NT

Call/Fax 01792 644 675



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January 2009 (22105)

## Elan Homes - Southern

3 Links Court, Fortran Road, St Mellons, Cardiff CF3 0LT

Call 0845 481 8803 Fax 0845 481 8804

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## Specification

# Specification

| Kitchen  | Regency | Urban |
|--|---------|-------|
| Choice of quality fitted kitchen                                       | ✓       | ✓     |
| Built-in-single electric oven in stainless steel                       | ✓       | ✓     |
| Gas hob in stainless steel   | ✓       | ✓     |
| Canopy style cooker hood in stainless steel (selected housetypes only) | ✓       | ✓     |
| Integrated dishwasher in kitchen                                       | X       | X     |
| Integrated fridge/freezer  | X       | X     |
| Plumbing for washing machine   | ✓       | X     |
| Integrated washer dryer  | X       | ✓     |
| Pelmet lighting to kitchen   | E       | E     |
| Laminated upstand to match worktop                                     | ✓       | ✓     |
| Floor tiling to kitchen  | E       | E     |

## Bathroom and En-suite

|   |   |   |
|---|---|---|
| Contemporary white bathroom suite                             | ✓ | ✓ |
| Contemporary chrome bathroom taps                             | ✓ | ✓ |
| Thermostatically controlled shower (selected housetypes only) | ✓ | ✓ |
| Choice of wall tiling to bathrooms                            | ✓ | ✓ |
| En-suite to master bedroom (selected housetypes only)         | ✓ | X |
| Shaver socket to en-suite (where applicable)                  | ✓ | ✓ |

## General

|  |   |   |
|--|---|---|
| White painted interior doors with chrome furniture             | ✓ | X |
| Beech effect flush interior doors with chrome furniture        | X | ✓ |
| Downstairs cloakroom   | ✓ | X |
| Magnolia finish to all walls                                   | ✓ | ✓ |
| Coving to specified walls (selected housetypes only)           | ✓ | X |
| Smooth finish to all ceilings                                  | ✓ | ✓ |
| PVCu low maintenance fascia boards                             | ✓ | ✓ |
| Turfing or landscaping to front garden only (where applicable) | ✓ | X |

## Electrical

|   |   |   |
|---|---|---|
| Recessed spotlights to specified rooms                | E | X |
| TV point to lounge                                    | ✓ | ✓ |
| TV point to master bedroom (selected housetypes only) | ✓ | ✓ |
| Telephone point to lounge/hall                        | ✓ | ✓ |

## Energy Saving Features

|                                  |   |   |
|----------------------------------|---|---|
| PVCu double glazed sealed units  | ✓ | ✓ |
| Adjustable ventilators to window | ✓ | ✓ |
| Gas central heating              | ✓ | ✓ |

## Safety and Security

|   |   |   |
|---|---|---|
| High security patio/French doors (where applicable) | X | ✓ |
| Lockable handles to windows (where applicable)      | ✓ | ✓ |
| Interconnected smoke detectors                      | ✓ | ✓ |
| 24 hour customer care (2 years)                     | ✓ | ✓ |
| Peace of mind with 10 year NHBC Warranty            | ✓ | ✓ |

## Key

✓ Standard

X Not available

E Customer extra

Please liaise with Sales Executive to confirm specification range of your preferred property. Purchasers must check their individual specifications prior to making a reservation.

Whilst every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and we reserve the right to amend the specifications, as necessary and without notice. This does not constitute or form any part of a contract or sale.