



SHORT BROS HOMES
BUILDING COMMUNITY



GWENLLIAN GARDENS

Meinciau Road
Mynydd Y Garreg
Carmarthenshire





WELCOME TO GWENLLIAN GARDENS

A stylish green community which offers modern, ecological, and cost-effective living beyond compare.

Nestled into the historical village of Mynydd y Garreg in an idyllic and sought-after commuter region of Carmarthenshire, Gwenllian Gardens offers the best of modern living but with some surprisingly progressive benefits. We offer 2, 3, and 4-bedroom detached and semi-detached properties that are designed and constructed with a life cycle that involves a high level of sustainability.

Our beautiful homes are designed around a central open outdoor space offering you close community living, while each house has up to 30% more internal space than standard homes, based on similarly priced homes from National developers, giving you the feeling of connectivity and privacy concurrently. Our expert team has created environmentally responsible homes that don't compromise on living areas or amenities. These spacious homes are magnificently laid out over two floors, offering bespoke kitchens, high spec bathrooms and all luxury home comforts as well as the most modern approaches to reducing energy bills.

Each home in this forward-thinking development comes with eco facilities as standard. A Solar PV system will enable the home to qualify for the Smart Export Guarantee (SEG) scheme, which is a government scheme that allows households to get paid for any extra renewable energy they generate. Electric car charging facilities also come as standard.

At Gwenllian Gardens, more space and green living doesn't mean more costly homes. You could buy your perfect modern house here using the Help-to-Buy Scheme with just a 5% deposit, for houses under £250,000 purchase price.

If you're looking for a house that fulfils your aspirations of eco-conscious, multi-generational community living, without compromising on contemporary design, light-filled space, or cost efficiency, then one of our outstanding properties at Gwenllian Gardens is just what you've been looking for. After all, at Short Bros, we're here to create better places for you to live better lives.

Properties Available

 2 Bedroom

 3 Bedroom

 4 Bedroom

Detached & Semi-detached

...BUILDING A COMMUNITY, NOT JUST HOUSES

WHY CHOOSE SHORT BROS HOMES?

At **Short Bros Homes**, our company vision is making affordable, sustainable living the new normal. We believe strongly that building high-quality, energy efficient homes using renewable technologies should be commonplace and made available to everyone. These beliefs sit at the very core of everything our company stands for.



Unlike many companies who have consultants to advise on green homes, we combine years of skills within the construction industry with in-house renewable energy experience to provide homes that are both environmentally friendly and provide value for money.

We've always believed in providing the public with the best of sustainable construction, and that includes sustaining our local economy. We've been dedicated to bolstering local employment opportunities where possible across each of our developments in South Wales.

About Short Bros Homes

The Short name was firstly synonymous with the steel industry, with Short Bros Plant Ltd being one of the largest and most recognisable plant and heavy machinery hire companies in the UK. Today, we've combined our mechanical and technical knowledge of the building sector with advanced sustainable technology to build Short Bros Homes, builders of strong and vibrant communities which embrace and protect their environment.



Why a Short Bros Home at Gwenllian Gardens is the one for you –

Simply, because our environmentally friendly homes offer peaceful, spacious, comfortable living as well as a clean conscience. Our homes are an affordable way of having a harmonious way of life, and with the Help to Buy Scheme, you could own one of our contemporary homes with just a 5% deposit. **We're taking a step forward towards sustainable housing for all – will you join us?**



Please visit gov.wales/help-buy-wales for more information



YOUR HOME IN THE CARMARTHENSHIRE COUNTRYSIDE

Nestled on the outskirts of historic Kidwelly is the small bucolic village of Mynydd y Garreg in Carmarthenshire, Gwennlian Gardens is the perfect location for families and individuals who want contemporary countryside living as well as easy access to the A484 commuter route leading out to Carmarthen and Llanelli. A mere 30 minutes from the M4 and close to many Carmarthenshire market towns, this desirably situated development is nestled into the stunning Gwendraeth valley, surrounded by green rolling fields and plenty of fresh sea air coming from nearby Carmarthen Bay.

LOCAL ATTRACTIONS AND AMENITIES

- 👑 Kidwelly Castle
- 👑 Ffos Las Racecourse
- 👑 Pembrey Country Park
- 👑 Easy access to the M4

If the considerable green space around your property, as well as sensitive planting around the development, isn't enough, then Pembrey Country Park and beach are less than 5 miles south of your new home and offer a unique blend of coast and countryside. Five hundred acres of ancient Welsh woodland sits quietly alongside 8 miles of golden sands with stunning views across Cefn Sidan towards West Wales. You can even see the Gower peninsula from here, and this popular headland of world-famous beaches and walks is very accessible for a day trip. If you're a boating enthusiast, then Burry Port Harbour offers fishing and yachting. Located nearby, The National Botanic Gardens of Wales, which have been voted the number one wonder of Wales is both a botanical research centre and a great horticultural day out for people of all ages, and regularly host events under the world's largest single-span glasshouse. This truly is an area for those who love an active lifestyle.

The county town of Carmarthen is 10 miles away and offers amenities such as all the big supermarkets as well as shops and eateries. Llanelli, the largest town in Carmarthenshire, is a short drive from your new home and also offers shops, attractions as well as being home to one of the four professional Welsh rugby union teams, the Scarlets, who you can see playing national rugby matches at Parc y Scarlets in Pemberton. And if you're a fan of sports, well-known Ffos Las Racecourse is 5-miles West of you for an exciting day at the races!

Photos: Cambrian mountains (left), Millienum Coastal Path (centre) and Mynydd y Garreg (right)

MYNYDD Y GARREG

Your immediate surroundings are the much sought-after quaint hilltop village of Mynydd y Garreg, located under 2 miles from historic Kidwelly, famous for its well-preserved Norman castle and has the closest train station to Gwennlian Gardens.

Mynydd y Garreg village, which means 'The Mountain of Stone' and was traditionally a slate mining village has a small Welsh-medium primary school and an active and sociable local rugby team, which is no surprise when you learn that the village was home to rugby union legend Ray Gravell. Its most recognisable feature is the ancient beauty of St Teilo's Church, which offers bilingual services on the first and third Sundays of the month.



GWENLLIAN GARDENS PLAN

Description of the types of houses available

- SNOWDROP
2 Bedroom, Semi-Detached
- BLUEBELL
3 Bedroom, Semi-Detached
- PRIMROSE
4 Bedroom, Semi-Detached
- FOXGLOVE
4 Bedroom, Detached
- DAISY
4 Bedroom, Detached
- BUTTERCUP
4 Bedroom, Semi-Detached



SNOWDROP

2 BEDROOMS | SEMI-DETACHED
1 BATHROOM | 78.34m² / 843ft²



Front Elevation



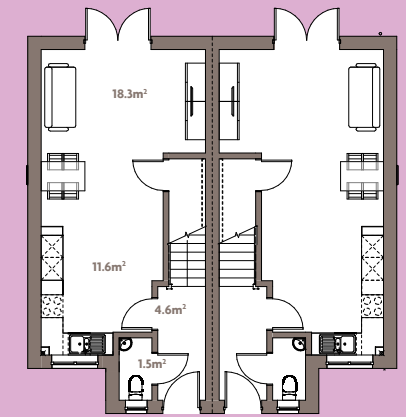
Rear Elevation

You'll feel at home the moment you walk into this light and spacious two-bedroomed house. Easy access through the convenient entrance hall or alternatively through the French doors at the rear where you'll also find ample parking. This well-proportioned hub of the home flows intuitively out into a large living/dining space to the rear of the property, with French doors flooding this space with light and leading to a beautiful garden space outside.

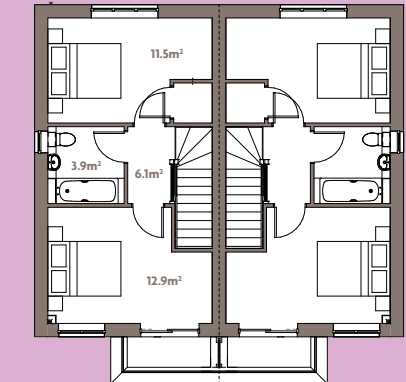
Upstairs you'll find two generously sized, airy double bedrooms separated by a large family bathroom complete with a bathtub. The front double room has access to a beautiful front balcony for enjoying morning light.

- High quality Wren kitchen will be supplied with a choice of finishes.
- Kitchen comes with fully fitted integrated dishwasher and fridge freezer as standard.
- Solar battery storage for self-powering your home.
- >4kw of Solar PV fitted as standard.
- The Solar PV system will enable the home to qualify for the Smart Export Guarantee (SEG) scheme, which is a government scheme that allows households to get paid for any extra renewable energy they generate.
- Two tone tumbled brick exterior finish.
- High quality luxury vinyl tile to the downstairs and carpet to the upstairs as standard with a choice of colours available.
- This property comes with electric car charging points as standard.

2 | 1 | 843ft²

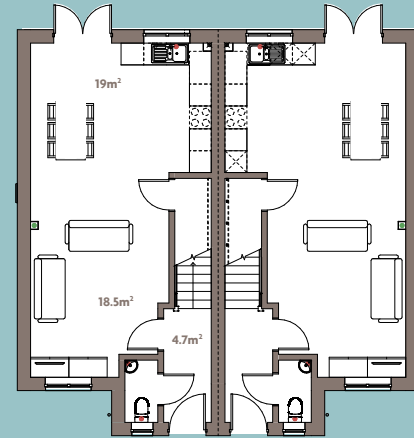


GROUND FLOOR
w/c
Open plan living/dining/kitchen
Hallway with stairs to 1st floor
Storage cupboard

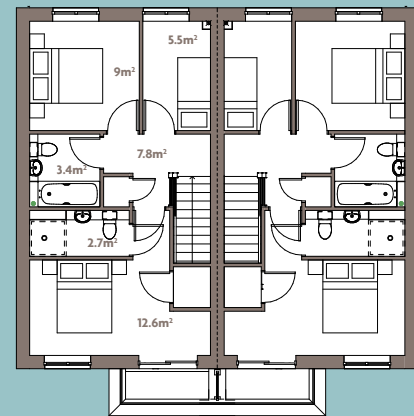


FIRST FLOOR
Bathroom
2 Bedrooms
Balcony

3 | 2 | 1008ft²



GROUND FLOOR
w/c
Open plan living/dining/kitchen
Hallway with stairs to 1st floor



FIRST FLOOR
Bathroom
3 Bedrooms including:
Master bedroom with en suite
Balcony
Storage/Airing cupboard

BLUEBELL

3 BEDROOMS
2 BATHROOMS
SEMI-DETACHED
93.67m² / 1008ft²



Front Elevation



Rear Elevation

Make the most of this family-friendly plan by tailoring it to suit your lifestyle. Our standard gourmet kitchen and large dining space to the rear of the property leads out via French double doors to the garden, making it convenient for barbecues and accessible al fresco dining. The roomy living area in this fresh space is looking out over the front of the property, with a useful downstairs WC nearby. Upstairs, the master bedroom with en-suite bathroom has access to the large balcony area at the front of the property, while the second double bedroom and third single room look out over the beautiful green garden space. Use the third single bedroom in this spacious property as a craft room or home office, or even a nursery or bedroom for the little one. A family bathroom and airing cupboard are accessible to all via a large landing space that makes the most of the light.

- High quality Wren kitchen will be supplied with a choice of finishes.
- Kitchen comes with fully fitted integrated dishwasher and fridge freezer as standard.
- Solar battery storage for self-powering your home.
- >4kw of Solar PV fitted as standard.
- The Solar PV system will enable the home to qualify for the Smart Export Guarantee (SEG) scheme, which is a government scheme that allows households to get paid for any extra renewable energy they generate.
- Two tone tumbled brick exterior finish.
- High quality luxury vinyl tile to the downstairs and carpet to the upstairs as standard with a choice of colours available.
- This property comes with electric car charging points as standard.

PRIMROSE

4 BEDROOMS
3 BATHROOMS
SEMI-DETACHED
142.16m² / 1530ft²



Front Elevation

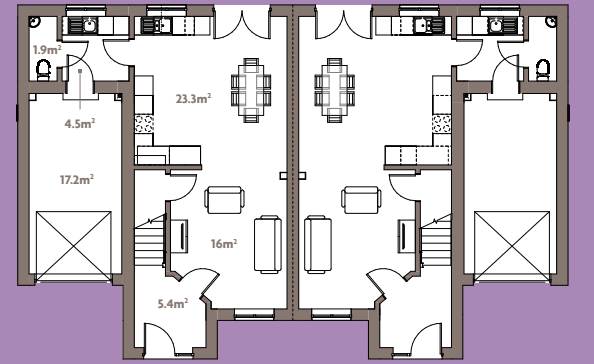


Rear Elevation

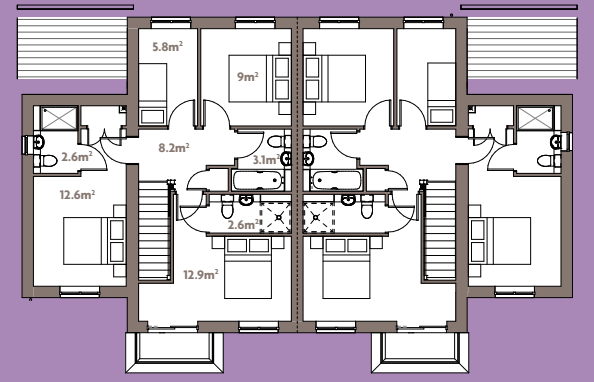
If maximum square footage is your endgame, Primrose houses deliver with just over 1530sq. ft. of space. Designed with living family life to the full in mind, this adaptable plan makes the most of every nook and cranny. Modern in appearance from the outside, you enter at the lower-level walk-out, which is the front of the home. As you step into the spacious foyer, you'll love the inviting appeal of the space beyond, which includes a large living space with a plentiful fitted kitchen sitting beside a large dining space with French doors out into the garden. This large property has access to a utility space and downstairs WC as well as owners' entrance to the large garage which sits alongside the property. Head upstairs to find the open landing space leading to four spacious bedrooms, two of which with en-suite. A tranquil retreat, bedroom 2 and smaller bedroom 3 are to the rear and overlook the private, landscaped garden.

- High quality Wren kitchen will be supplied with a choice of finishes.
- Kitchen comes with fully fitted integrated dishwasher and fridge freezer as standard.
- Solar battery storage for self-powering your home.
- >4kw of Solar PV fitted as standard.
- The Solar PV system will enable the home to qualify for the Smart Export Guarantee (SEG) scheme, which is a government scheme that allows households to get paid for any extra renewable energy they generate.
- Two tone tumbled brick exterior finish.
- This property comes with electric car charging points as standard.
- High quality luxury vinyl tile to the downstairs and carpet to the upstairs as standard with a choice of colours available.

4 | 3 | 1530ft²

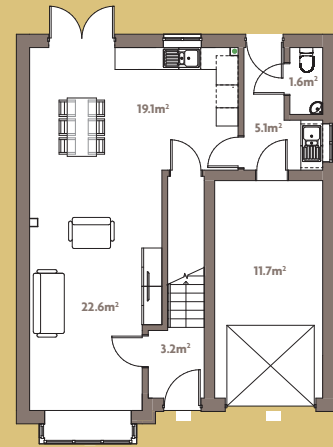


GROUND FLOOR
Open plan dining/kitchen area
Living area
Utility Room
w/c
Garage (internal access)



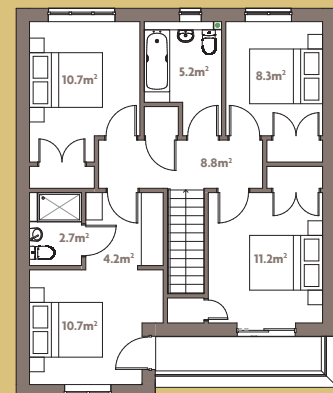
FIRST FLOOR
4 Bedrooms including:
2 with en suite
Built-in wardrobe in Master bedroom
Family bathroom
Front facing balcony
Storage/Airing cupboard

4 | 2 | 1612ft²



GROUND FLOOR

w/c
Open plan living/dining/kitchen
Utility Room
Hallway with stairs to 1st floor
Garage (internal access)



FIRST FLOOR

Family bathroom
4 Bedrooms including:
Master bedroom with en suite
Balcony
Storage/Airing cupboard
Bespoke fitted wardrobes to every bedroom

FOXGLOVE | 4 BEDROOMS | 2 BATHROOMS | DETACHED | 149.80m² / 1612ft²

Each member of your family can live comfortably together with enough space for all in our range of detached 4-bedroomed houses. The unobstructed sightline between the living area and the extensive kitchen/dining space leaves you feeling that this sunlight-filled house never ends! Your living space is extended outdoors via the French doors from the dining space, flooding this communal area with light. A large parking garage gives way to a large utility and downstairs WC. The allure of these properties continues upstairs, with an indulgent master suite with en-suite. Bedrooms two and three and four are spacious double rooms and a well-appointed family bathroom with natural light sits atop the landing space.

- High quality Wren kitchen will be supplied with a choice of finishes.
- Kitchen comes with fully fitted integrated dishwasher and fridge freezer as standard.
- Solar battery storage for self-powering your home.
- >4kw of Solar PV fitted as standard.
- The Solar PV system will enable the home to qualify for the Smart Export Guarantee (SEG) scheme, which is a government scheme that allows households to get paid for any extra renewable energy they generate.
- Two tone tumbled brick exterior finish.
- This property comes with electric car charging points as standard.
- High quality luxury vinyl tile to the downstairs and carpet to the upstairs as standard with a choice of colours available.



Front Elevation



Rear Elevation

DAISY | 4 BEDROOMS | 2 BATHROOMS | DETACHED | 149.80m² / 1612ft²

Daisy houses are the perfect space for families who love to eat and celebrate together but also love plenty of personal space! The stylish kitchen is large enough for family feasts to be prepared and enough space to seat everyone comfortably for every gathering. The large living space is bright due to the double doors that seem to extend the space into the gorgeous green garden beyond. A large parking garage sits alongside this large space, with a downstairs WC and utility space tucked conveniently behind it. You can argue over who has the beautiful master suite with en-suite bathroom. The other three spacious double rooms are just as airy and exciting and the family bathroom is large and light-filled and easily accessible for the three bedrooms it services.

- High quality Wren kitchen will be supplied with a choice of finishes.
- Kitchen comes with fully fitted integrated dishwasher and fridge freezer as standard.
- Solar battery storage for self-powering your home.
- >4kw of Solar PV fitted as standard.
- The Solar PV system will enable the home to qualify for the Smart Export Guarantee (SEG) scheme, which is a government scheme that allows households to get paid for any extra renewable energy they generate.
- Two tone tumbled brick exterior finish.
- This property comes with electric car charging points as standard.
- High quality luxury vinyl tile to the downstairs and carpet to the upstairs as standard with a choice of colours available.

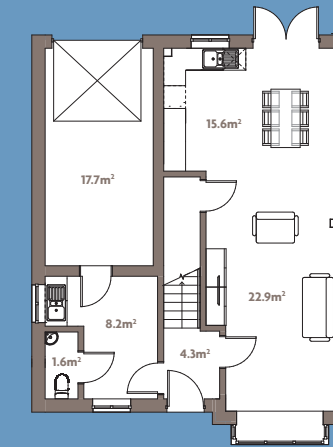


Front Elevation



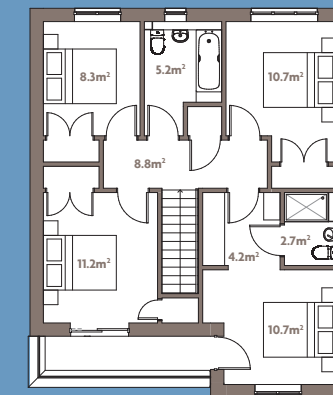
Rear Elevation

4 | 2 | 1612ft²



GROUND FLOOR

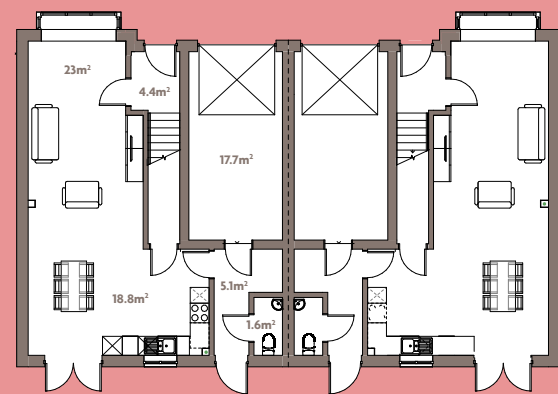
w/c
Open plan living/dining/kitchen
Utility Room
Hallway with stairs to 1st floor
Garage (internal access)



FIRST FLOOR

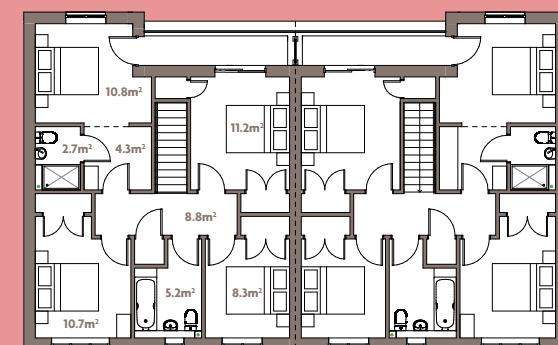
Family bathroom
4 Bedrooms including:
Master bedroom with en suite
Balcony
Storage/Airing cupboard
Bespoke fitted wardrobes to every bedroom

4 | 2 | 1612ft²



GROUND FLOOR

- w/c
- Open plan living/dining/kitchen
- Utility room
- Hallway with stairs to 1st floor
- Garage (internal access)



FIRST FLOOR

- Family bathroom
- 4 Bedrooms including:
- Master bedroom with en suite
- Balcony
- Storage/Airing cupboard
- Bespoke fitted wardrobes to every bedroom

BUTTERCUP

4 BEDROOMS
2 BATHROOMS
SEMI-DETACHED
149.80m² / 1612ft²



Front Elevation



Rear Elevation

Buttercup houses present buyers with an extraordinary amount of space in an exceptional, eco-friendly development. With luxurious open plan living, including the functional flow from relaxing in your living space while your kitchen and dining area are nearby, these properties give the space and freedom to create a liveable, stylish home. Surrounded externally by green spaces and a private rear garden, the internal spaces strike a good balance between stylish architecture and practical space.

Upstairs in these ample properties you'll find comfortable amounts of space in each of their 4 bedrooms. The master suite at the front of the house has an additional en-suite bathroom as well as access to a glass-fronted external balcony from which you can look out onto this sensitively landscaped development and the rolling green hills beyond. Each of the other three double bedrooms have large windows with pleasant aspects as well as access to the large family bathroom also situated upstairs.

Back downstairs, these properties have private garages for one car, as well as additional utility space and a downstairs WC.

- High quality Wren kitchen will be supplied with a choice of finishes.
- Two tone tumbled brick exterior finish.
- Kitchen comes with fully fitted integrated dishwasher and fridge freezer as standard.
- Solar battery storage for self-powering your home.
- >4kw of Solar PV fitted as standard.
- The Solar PV system will enable the home to qualify for the Smart Export Guarantee (SEG) scheme, which is a government scheme that allows households to get paid for any extra renewable energy they generate.
- High quality luxury vinyl tile to the downstairs and carpet to the upstairs as standard with a choice of colours available.
- This property comes with electric car charging points as standard.

SUSTAINABLE LIVING AT GWENLLIAN GARDENS

Our clients choose Short Bros Homes because of our luxuriously spacious, beautifully designed homes, but also for the precious added bonus of living in a building that allows for sustainable living, reducing your carbon footprint while allowing you to have all of your home comforts. With state-of-the-art green building technology allowing for reduced energy consumption by us as a building firm and you as a homeowner, your new house at Gwenllian Gardens offers clean, green, affordable, and comfortable living like nowhere else in West Wales.

Green energy is embedded into our brand – here are some of the ways in which Short Bros Homes are incorporating energy-efficient technologies and eco-friendly processes into our environmentally conscious business structure:

- **SOLAR ENERGY PANELS:** We've installed over 5 mega-watts of solar photovoltaic panels across Wales over the last 5 years.
- **BIOMASS POWER:** We commissioned a 4 mega-watt biomass woodchip processing facility in 2017 and have been supplying national organisations such as the National Health Service and the Senedd with reliable, ecologically-sound heating systems.
- **ECO-CENTRIC CONSTRUCTION TECHNIQUES:** the design and choice of materials for each of our developments are in line with our aims to create greener, more economically efficient homes and to work in tandem with the natural environment around our developments.
- **IMPLEMENTING ECOLOGICALLY BENEFICIAL TECHNOLOGY:** Solar PV systems will enable our homes to qualify for the Smart Export Guarantee (SEG) scheme, which is a government scheme that allows households to get paid for any extra renewable energy they generate.



wren
KITCHENS





GWENLLIAN GARDENS

BUILDING A COMMUNITY, NOT JUST HOUSES