



The Oaks

Derwen Fawr Road • Swansea Bay

An exclusive gated collection of four beautiful luxury family homes





your home, your life

“At Edenstone Homes we’re passionate about creating beautiful homes that are both well-designed and expertly built. We pride ourselves on the fact that each and every aspect of our homes is carefully considered to ensure they meet the high standards expected by our discerning customers.”

Martin Taylor, Managing Director
Edenstone Homes



Swansea and the Bay

With easy access to The Gower, Britain's first designated Area of Outstanding Natural Beauty, The Oaks is perfect for those who enjoy the great outdoors. The Swansea Bay region offers some of the UK's best locations for walking, cycling, watersports and golf, with Blue Flag beaches, miles of coastal paths and a rich and varied landscape to explore.

Alternatively, head to Swansea itself, Wales' waterfront city and birthplace of Dylan Thomas, for museums, parks and theatres.

Watch Premiership football at the Liberty Stadium, home to Swansea City. Or take advantage of the many retail parks and recently renovated waterfront.

Swansea lies just off the M4, and benefits from direct train links to Cardiff and London. Cardiff's international airport is just an hour's drive away.

Derwen Fawr Road is one of Swansea's most desirable streets in which to live. Just 2 miles west of the city centre, with views out to Swansea Bay, the Mumbles and beyond, the site occupies an enviable position with beautiful coastal scenery and beaches on its doorstep; charming local countryside and a wealth of amenities.

To discover this for yourself, travel from nearby Swansea, with its vibrant shopping areas and award winning marina, past the city's renowned university and modern Singleton Hospital along the coastal road through Sketty and you will soon arrive at the seaside delights of The Mumbles and all that the celebrated Gower Peninsular has to offer.





The Oaks is an exclusive development of four beautiful, four bedroom luxury, detached homes set in a private gated community, just a stone's throw away from the beautiful Swansea Bay coastline.

Each of the four distinctive homes boasts a spacious and flexible open plan kitchen/breakfast area with French doors opening onto the garden; impressive bathroom and dressing suite to the master bedroom; generously proportioned rooms throughout and an integrated double garage – all situated within private grounds. Two plots include a games room over the garage.

With so much to offer, The Oaks presents a very special opportunity to own a unique, new family home within a much sought after location, just minutes from the beach

Eden
STONE
HOMES



Marlborough

Shelbourne

Silverleaf

Huckleberry

managed land

This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership of boundaries, easements or wayleaves. For specific details, other than general site layout, please liaise directly with our sales consultant.

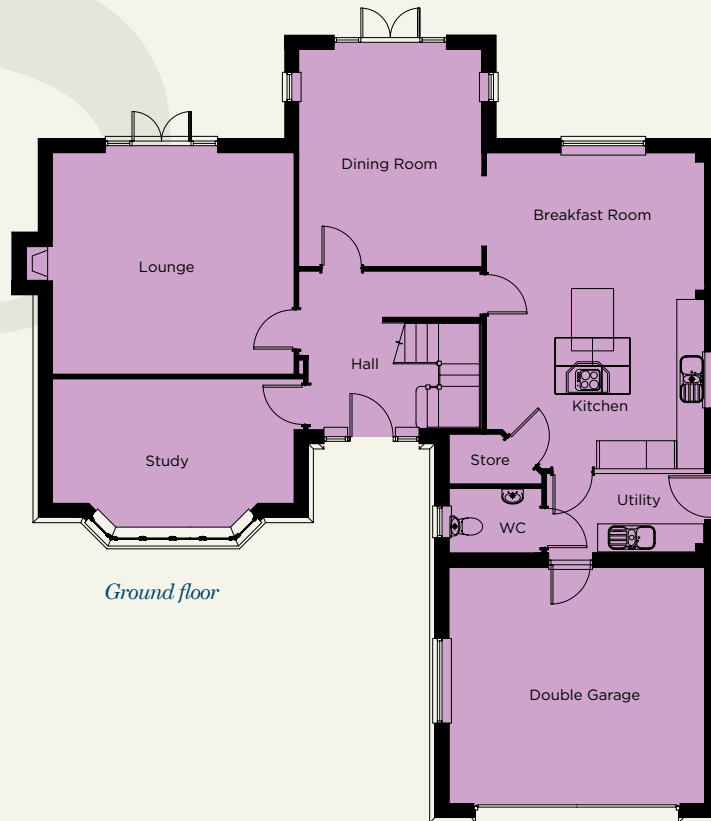


Marlborough

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Marlborough (Plot 1)

A luxury four bedroom home, ideal for modern family life



Ground floor

Study (into bay)	5165 mm x 3217 mm
Lounge	5165 mm x 4732 mm
Dining Room	4639 mm x 3910 mm
Breakfast / Kitchen	6753 mm x 4665 mm
Utility	3385 mm x 1700 mm
Double Garage	5465 mm x 5050 mm



First floor

Master Bedroom	4744 mm x 3860 mm
Dressing Area	2534 mm x 2250 mm
Ensuite	4045 mm x 2500 mm
Bedroom 2	5195 mm x 4915 mm
Dressing Area	3598 mm x 2170 mm
Ensuite	2100 mm x 2588 mm
Bedroom 3 (into bay)	5165 mm x 3772 mm
Bedroom 4	4147 mm x 3647 mm (max)
Bathroom	2949 mm x 2650 mm

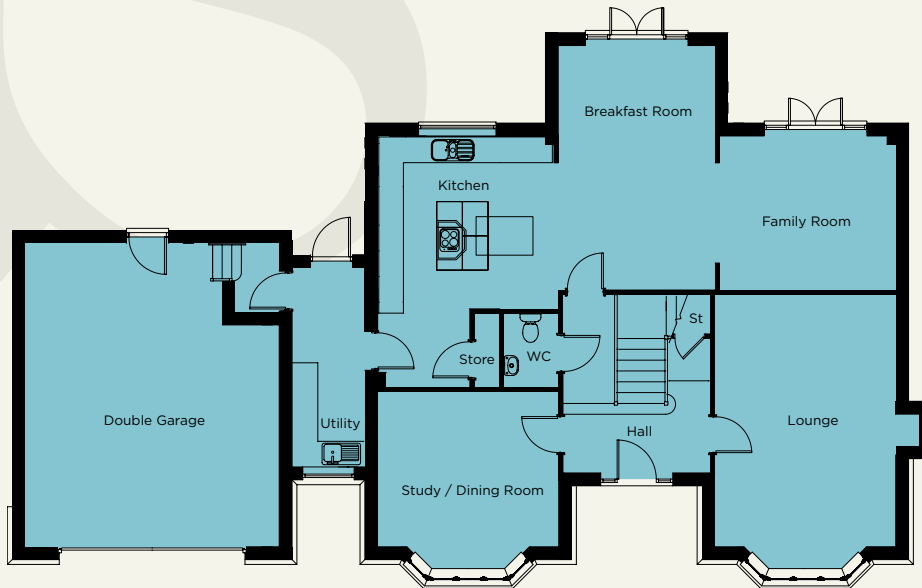


Shelbourne

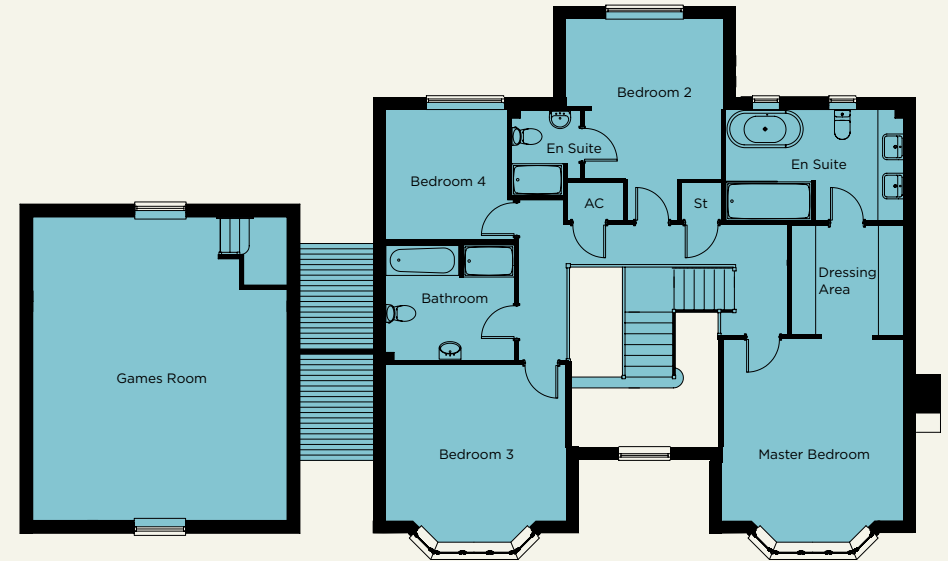
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Shelbourne *(Plot 2)*

A luxury four bedroom family home with galleried landing / spacious kitchen / family area and garage with games room



Ground floor



First floor

Study / Dining (into bay)	4228 mm x 4185 mm
Kitchen	5873 mm (max) x 4119 mm
Breakfast Room	5713 mm x 3665 mm
Family Room	4119 mm x 3600 mm
Lounge (into bay)	6459 mm x 4228 mm
Utility	4661 mm x 1700 mm
Double Garage	7089 mm x 5940 mm

Games Room	7092 mm x 4470 mm
Master Bedroom (into bay)	4700 mm x 4203 mm
Dressing Area	2625 mm x 2543 mm
Ensuite	4149 mm x 2593 mm
Bedroom 2	5145 mm x 3615 mm
Ensuite	2000 mm x 1596 mm
Bedroom 3 (into bay)	4203 mm x 4100 mm
Bedroom 4	3033 mm x 2854 mm
Bathroom	3000 mm x 2710 mm

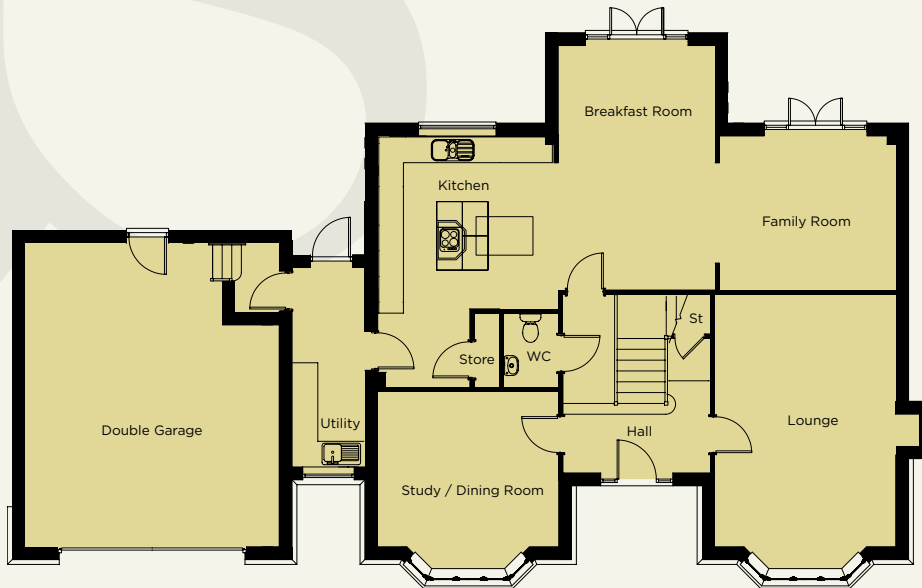


Silverleaf

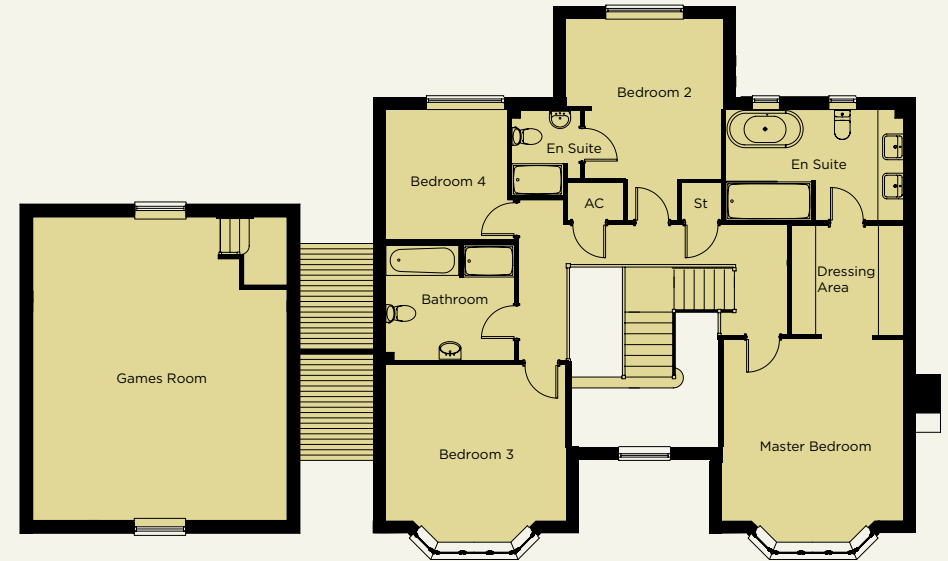
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Silverleaf (Plot 3)

A luxury four bedroom family home with galleried landing / spacious kitchen / family area and garage with games room



Ground floor



First floor

Study / Dining (into bay)	4228 mm x 4185 mm
Kitchen	5873 mm (max) x 4119 mm
Breakfast Room	5713 mm x 3665 mm
Family Room	4119 mm x 3600 mm
Lounge (into bay)	6459 mm x 4228 mm
Utility	4661 mm x 1700 mm
Double Garage	7089 mm x 5940 mm

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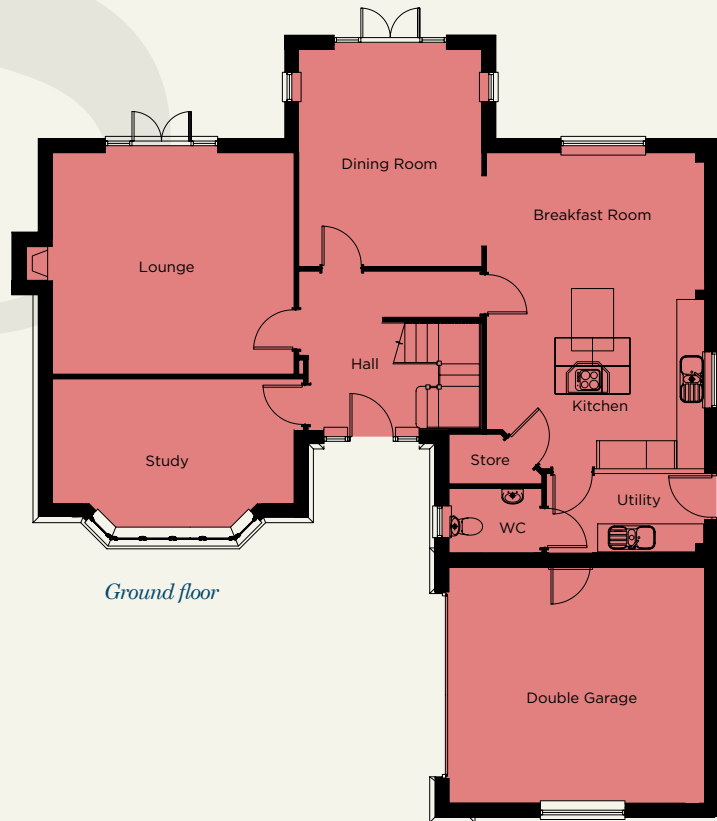


Huckleberry

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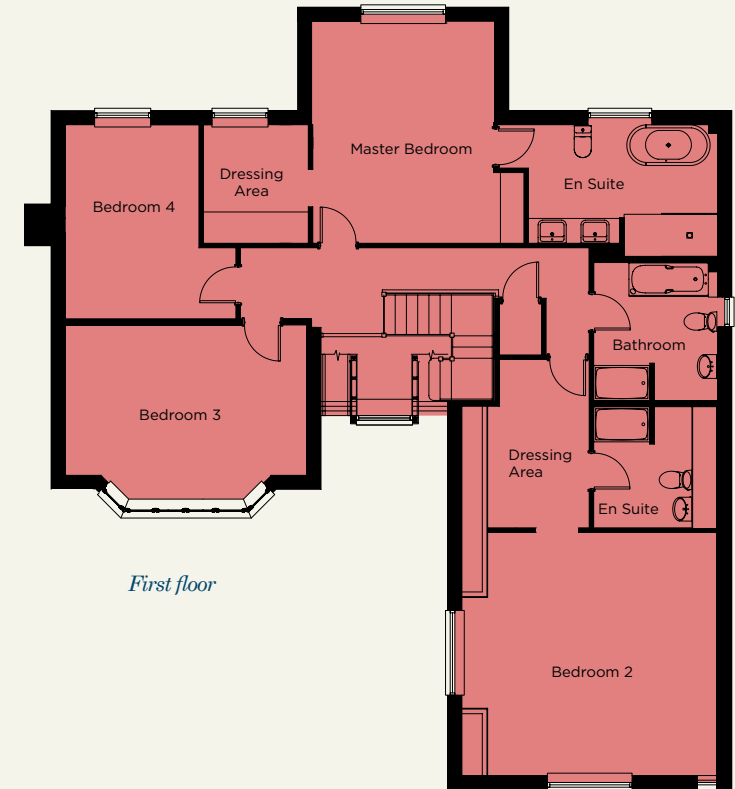
Huckleberry (Plot 4)

A luxury four bedroom home, ideal for modern family life



Ground floor

Study (into bay)	5165 mm x 3217 mm
Lounge	5165 mm x 4732 mm
Dining	4639 mm x 3910 mm
Breakfast / Kitchen	6753 mm x 4665 mm
Utility	3385 mm x 1700 mm
Double Garage	5465 mm x 5050 mm



First floor

Master Bedroom	4744 mm x 3860 mm
Dressing Area	2534 mm x 2250 mm
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Bedroom 2	5195 mm x 4915 mm
Dressing Area	3598 mm x 2170 mm
Ensuite	2100 mm x 2588 mm
Bedroom 3 (into bay)	5165 mm x 3772 mm
Bedroom 4	4147 mm x 3647 mm (max)
Bathroom	2949 mm x 2650 mm



***your** home, **your** way*



The Oaks is an exclusive development of just four beautiful luxury homes in a much sought after area of Swansea offering a high quality specification both inside and out.

Meticulous attention to every detail extends from the design and build, through to the quality of the internal specification.

- Beautifully designed kitchens in a range of traditional and contemporary styles, complimented by fully integrated appliances
- Contemporary white sanitaryware
- Walk-in-shower and freestanding bath to master ensuite
- Fitted wardrobe to master bedroom / dressing area
- Ceramic floor and wall tiling
- Oak finish staircase and internal doors
- Landscaped front garden
- Automated garage doors

In addition, you can also expect:

- Underfloor heating to the ground floor and radiators to the first floor, as well as double glazed, UPVC windows and LED lighting
- Energy-efficient, gas central heating system with wall mounted boiler
- TV points fitted as standard to the lounge, study, family area and all bedrooms
- Phone points to the hall, lounge, study, kitchen, master bedroom and bedroom 2
- Wiring for TV Satellite from roof space
- NHBC 10 year Buildmark warranty

Our representative will take you through all you need to know about the process of buying an Edenstone home and will be delighted to provide a full specification for the home you have chosen.

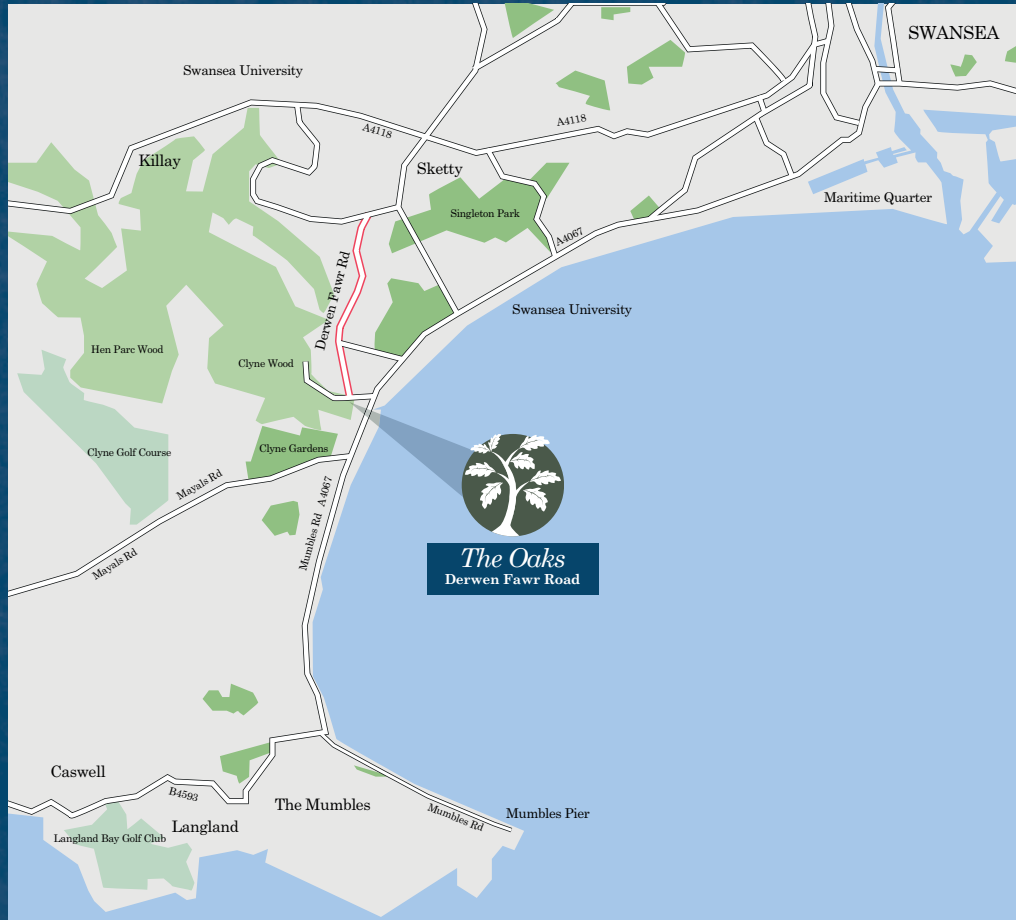
We also offer each of our purchasers the opportunity to personalise their new home through an extensive and exciting range of options and additional extras packages to help make your home your very own.

For those reserving early...

Ask about our Bespoke service. "Made Just for You" is an exclusive design and build facility aimed at helping you create the home of your dreams.



Bespoke
Your home, YOUR way..



The Oaks

Derwen Fawr Road
 Sketty
 Swansea SA2 8EJ

From Swansea City Centre

Follow the coast road A4067 (Oystermouth Road) out of Swansea, signposted to Gower, heading towards Mumbles and Bishopston. Go past the Swansea University Campus and straight through the traffic lights at Singleton Park. After ½ mile, turn right after the Shell petrol station into Derwen Fawr Road. After 200 yards, The Oaks is on the left hand side.

From Mumbles and the Gower

Follow the coast road A4067 (Mumbles Road) out of Mumbles, signposted to Sketty and City Centre. Follow the road for about 2 miles. Immediately after the sign for the Lido and the Clyne car park, turn left in Derwen Fawr Road. After 200 yards, the Oak is on the left hand side.

Priory House,
 Priory Street,
 Usk NP15 1BJ
 Tel: 01291 674 800

info@edenstonehomes.com
www.edenstonehomes.com

