



THE LINKS

REST BAY · PORTHCAWL

1, 2 & 3 BEDROOM APARTMENTS

NUMBERS 1, 2, 6, 7, 17, 18, 30 & 31



1, 2 & 3 BEDROOM APARTMENTS

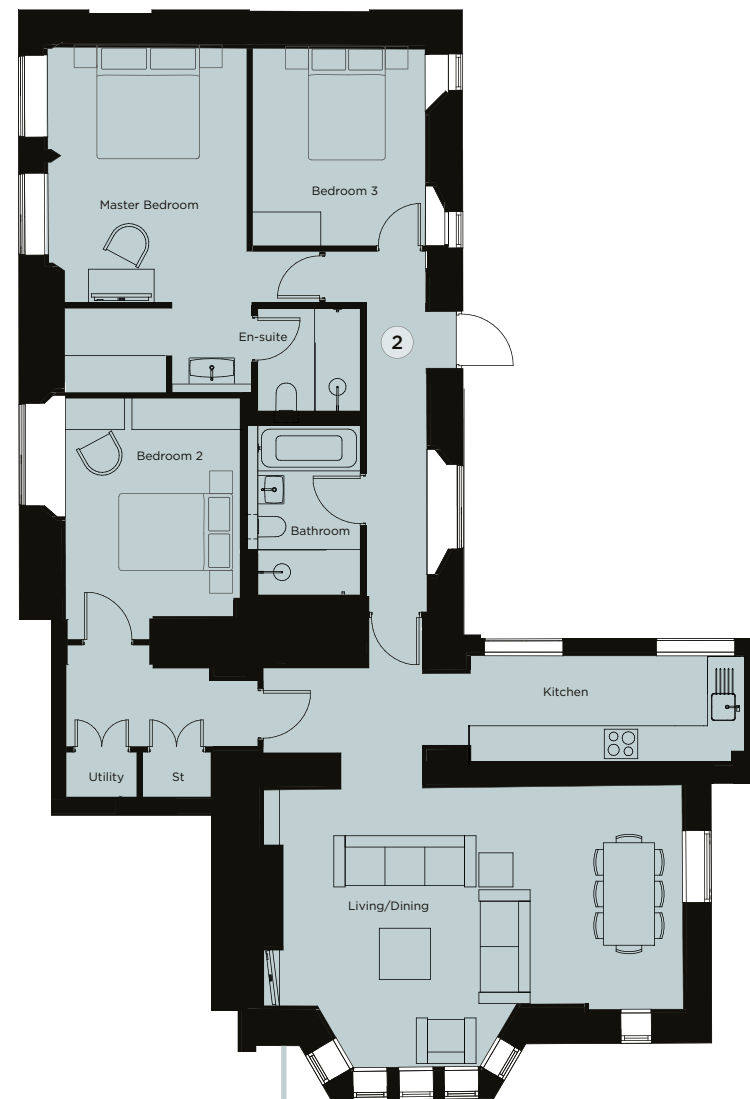
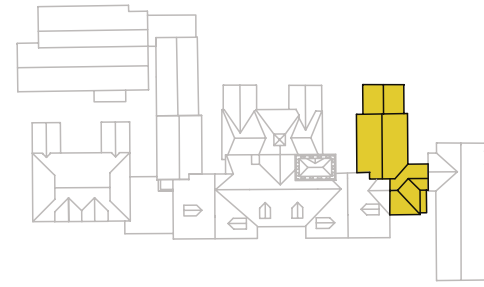
Located in the Grade-II listed building, each home blends contemporary design and history to create properties with superb character.

Surrounded by outstanding vistas from Rest Bay over to the Royal Porthcawl Golf Club, coastal living is truly on your doorstep. The apartments are set with close access to the beautifully landscaped courtyard. The communal space has been designed to complement the building and offer a tranquil and relaxed outdoor area for residents.

The design of every apartment has been carefully considered and incorporates many unique details with some including mezzanine levels, large bay windows, balconies and terraces. Each home is one of a kind, with many original design characteristics, ranging from exposed beams, archways, tiling, mouldings and entrance doors being retained.

GROUND & FIRST FLOORS

Apartments; 2 & 18



GROUND FLOOR

APARTMENT 2

- Kitchen
4.8m x 1.9m / 15' 9" x 6' 3"
- Living/Dining
7.0m x 3.8m / 22' 11" x 12' 6"
- Master Bedroom
4.5m x 3.5m / 14' 9" x 12' 6"
- Bedroom 2
3.9m x 3.1m / 13' 0" x 10' 2"
- Bedroom 3
3.5m x 3.0m / 11' 6" x 9' 10"



1ST FLOOR

APARTMENT 18

- Kitchen
5.0m x 1.9m / 16' 9" x 6' 3"
- Living
5.3m x 3.8m / 17' 5" x 13' 0"
- Dining
3.8m x 3.1m / 12' 6" x 10' 2"
- Master Bedroom
4.4m x 3.1m / 14' 5" x 10' 2"
- Bedroom 2
3.3m x 3.1m / 10' 9" x 10' 2"



Computer generated image of Apartment 31 (plans overleaf)

These details are intended to give a general indication of the development and do not form part of any contract. Due to the nature of the development and the apartments being located within an existing building, some details may be required to change at the point of construction. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architects plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. Fitted wardrobes are not included. Computer generated image for illustrative purposes only. Block E 06/19

GROUND FLOOR

1ST FLOOR

GROUND, FIRST, SECOND & THIRD

Apartments; 1, 17, 30 & 31

2ND FLOOR

3RD FLOOR



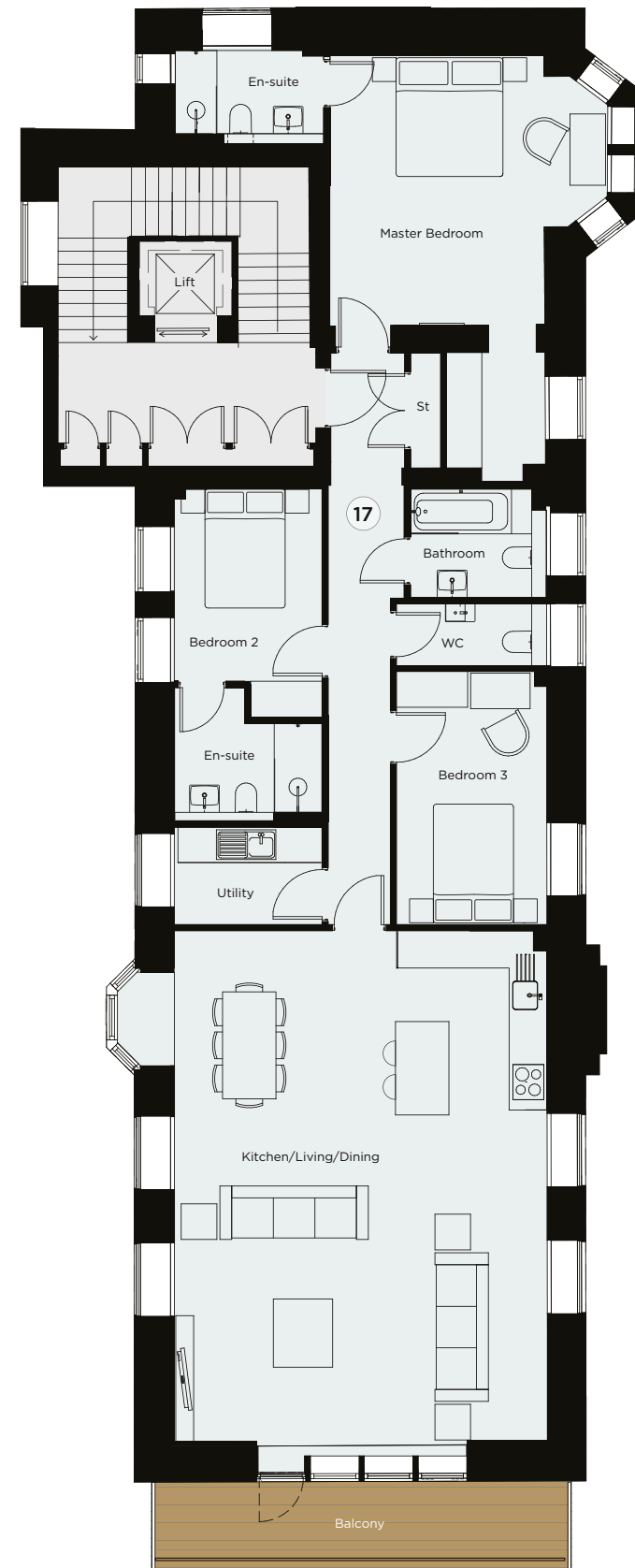
APARTMENT 1

Kitchen/Living/Dining
8.6m x 6.3m / 28' 3" x 20' 8"

Master Bedroom
4.7m x 4.4m / 15' 5" x 14' 5"

Bedroom 2
3.3m x 2.5m / 10' 9" x 8' 2"

Bedroom 3
4.0m x 2.5m / 13' 1" x 8' 2"



APARTMENT 17

Kitchen/Living/Dining
8.6m x 6.3m / 28' 3" x 20' 8"

Master Bedroom
4.7m x 4.5m / 15' 5" x 14' 5"

Bedroom 2
3.2m x 2.5m / 10' 6" x 8' 2"

Bedroom 3
4.3m x 2.5m / 14' 1" x 8' 2"

APARTMENT 30

Kitchen
3.6m x 1.9m / 12' 0" x 6' 3"

Living/Dining
4.5m x 3.6m / 14' 9" x 12' 0"

Bedroom
4.4m x 3.0m / 14' 5" x 9' 10"

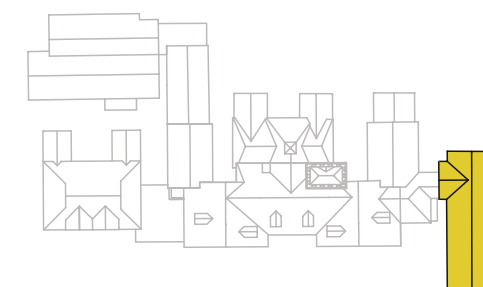
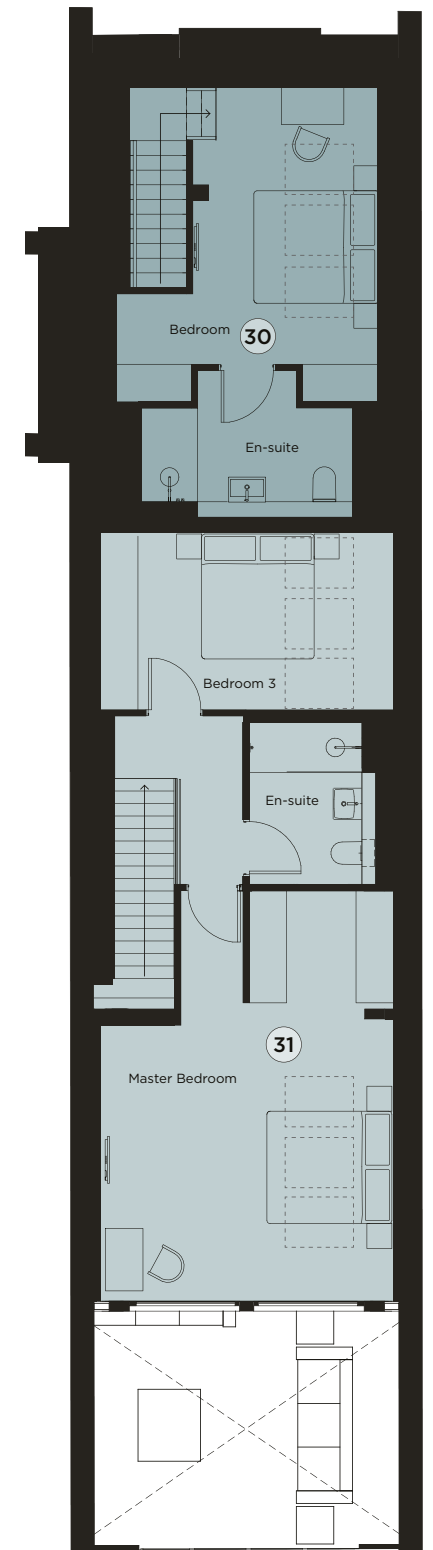
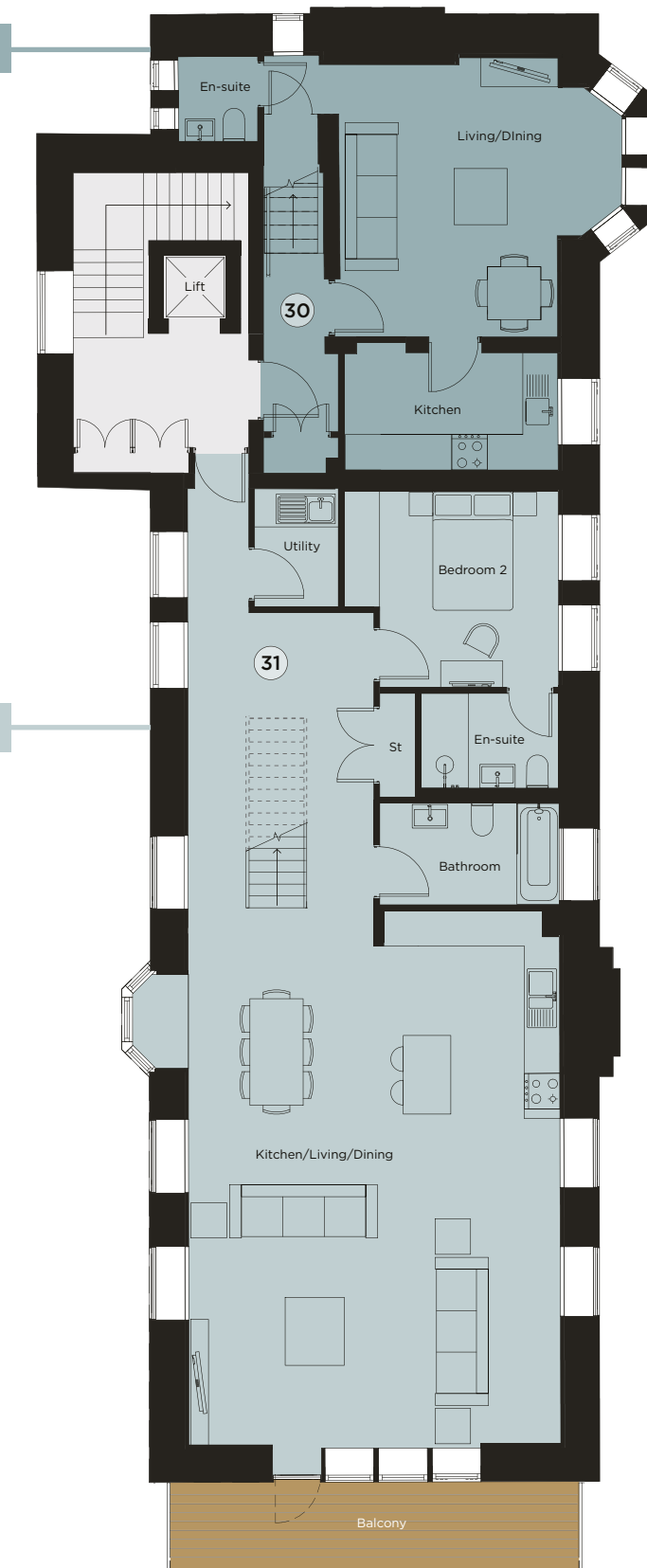
APARTMENT 31

Kitchen/Living/Dining
9.0m x 6.3m / 29' 6" x 20' 8"

Master Bedroom
4.7m x 4.5m / 15' 5" x 14' 5"

Bedroom 2
3.3m x 3.0m / 10' 9" x 9' 10"

Bedroom 3
4.7m x 2.8m / 15' 5" x 9' 2"



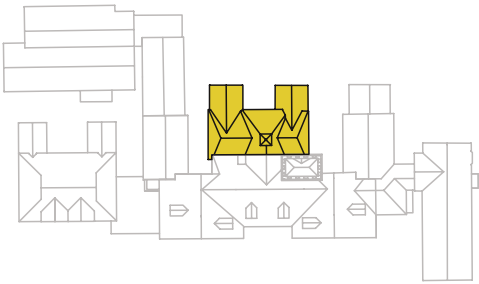
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Computer generated image of Apartment 6

GROUND & FIRST FLOORS

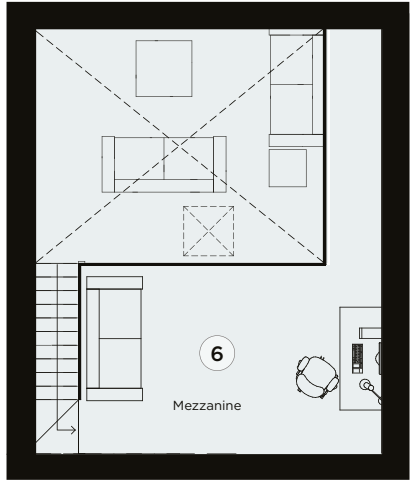
Apartments; 6 & 7



GROUND FLOOR



1ST FLOOR



APARTMENT 7

Kitchen/Living/Dining
6.3m x 5.8m / 20' 8" x 19' 0"
Master Bedroom
4.2m x 3.5m / 13' 9" x 11' 6"

APARTMENT 6

Kitchen/Living/Dining
7.6m x 4.8m / 24' 11" x 15' 9"
Master Bedroom
4.3m x 4.0m / 14' 1" x 13' 1"
Bedroom 2
3.1m x 3.0m / 10' 2" x 9' 10"
Mezzanine
4.9m x 3.1m / 16' 1" x 10' 2"

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Computer generated image

SPECIFICATION

KITCHEN

- Contemporary fully fitted handleless kitchen by Leicht
- Stone worktop
- Under wall unit LED lighting
- Stainless steel undermount sink with brushed steel single lever tap
- Glass splashback behind hob
- Brushed sockets above worktop
- A range of Bosch integrated appliances to include:
 - Fridge/freezer
 - Induction hob
 - Built in single oven
 - Integrated extractor hood
 - Dishwasher
 - Built in microwave
 - Built in wine cooler †

† Wine cooler F1, F17 & F31 only

UTILITY

- Plumbing and space for washing machine

INTERIOR FINISHES

- Carpet to bedrooms
- Engineered wood flooring to hall, kitchen, living and dining areas
- Walls and ceilings painted in Dulux neutral and brilliant white paint
- Light grey architrave and skirting
- Brushed ironmongery
- White light switches and sockets

WINDOWS AND DOORS

- High performance aluminium window system
- White solid core internal doors with single panel
- Refurbished original front doors where possible (replica doors where not)

BATHROOM/EN-SUITE

- White sanitary ware
- Contemporary Monobloc mixer tap
- Porcelain floor and wall tiling with feature wall to bath/shower recess
- Wall mounted thermostatic shower to bathroom
- Wall hung toilet with soft closing toilet seat, concealed cistern and dual flush plate
- Clear glazed shower screen
- Low level shower tray to en-suite

HEATING AND HOT WATER

- Communal heating systems with mechanical extract ventilation system (MEV) or mechanical ventilation with heat recovery system (MVHR) within individual apartments
- Heatmiser Neostat wifi controlled heating thermostat
- Electric heated towel rail to bathroom and en-suite
- Underfloor heating throughout

ELECTRICAL FITTINGS

- Sky/BT multipoint with CAT6 network to living room and bedrooms (subject to subscription)
- A mixture of LED lighting and pendants throughout with wall lights to selected plots
- USB points to kitchen, living room and selected bedrooms
- Shaver socket to bathroom and en-suite

SECURITY

- Smoke detectors
- Multi-point locking system to front door
- Video door entry system only to apartments accessed through communal entrances
- Individual mail boxes

EXTERNAL FINISHES

- Timco composite decking in grey to balcony
- Steel spindles or glass to balconies
- Paving slabs to patio
- Landscaped communal gardens, feature plants and lawn areas
- Communal courtyard benches
- Cycle store
- Communal bin store
- Listed garden shelter

COMMUNAL AREAS

- Tiled flooring to entrance hall with inset coir mat
- Original staircases to selected areas
- Lift access to selected apartments

PARKING

- Allocated parking per apartment
- Visitor parking

MANAGEMENT COMPANY

- Appointed local management company to maintain all communal areas, instruct maintenance contracts on communal facilities and manage communal stores, bin, lighting and landscaping

PEACE OF MIND

- 10 year Build Zone structural warranty
- 250 year lease

Subject to build stage we are able to offer a selection of kitchen and tile colour choices

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different by design

