

THE 18th



THE LINKS

REST BAY • PORTHCAWL

1, 2 & 3 BEDROOM APARTMENTS

NUMBERS 36 - 71



1, 2 & 3 BEDROOM APARTMENTS

Located adjacent to the Victorian Grade-II listed building, the new build apartments offer contemporary design combined with exceptional coastal living.

Surrounded by outstanding vistas over the Royal Porthcawl Golf Club to Rest Bay, enjoy the relaxing pace of coastal life on your doorstep. The apartments boast exceptional sea and rural views, and benefit from close access to the beautifully landscaped courtyard. The communal space has been designed to complement the building and offers a tranquil outdoor area for residents.

Every apartment has been carefully designed to feature light and airy spaces for modern living, with each home incorporating outside space in the form of balconies, terraces to the ground floor.

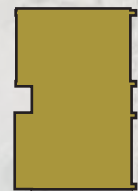
KEY TO THE APARTMENTS



BLOCK A
2 & 3 BED APARTMENTS
36 - 47



BLOCK B
2 & 3 BED APARTMENTS
APARTMENTS 48 - 62



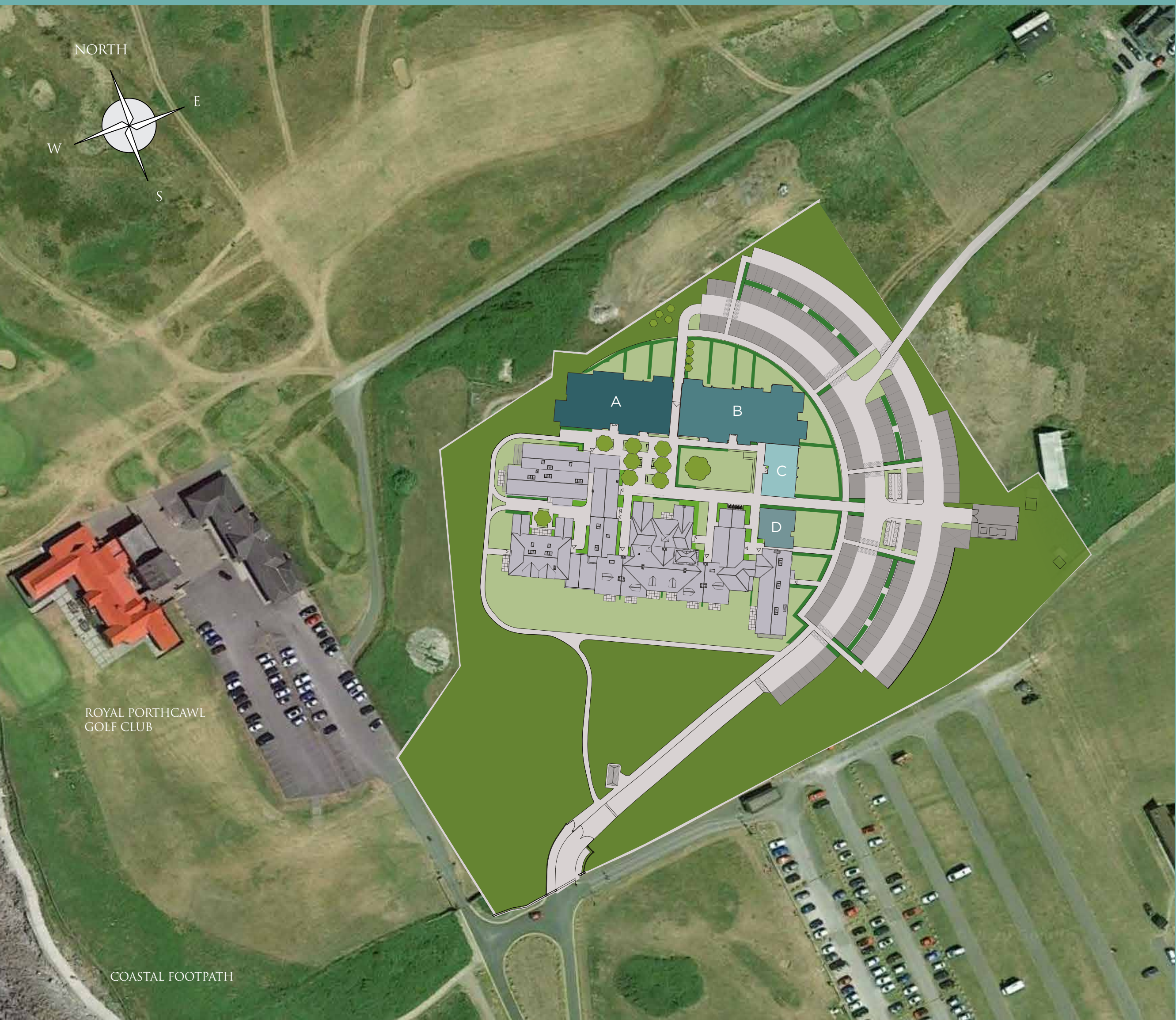
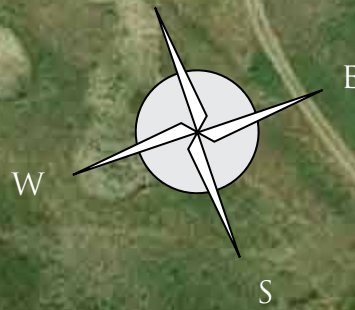
BLOCK C
1 BED APARTMENTS
63 - 68



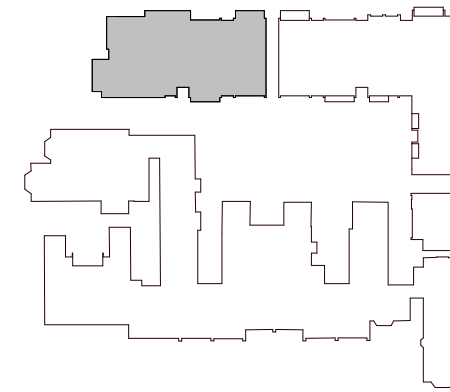
BLOCK D
2 BED APARTMENTS
APARTMENTS 69 - 71

The development layout and all CGIs are for illustration purposes only. These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. 12/20

NORTH



BLOCK A
GROUND & FIRST FLOOR APARTMENTS 36-43



APARTMENT 36 (GF) & 40 (FF)

Kitchen/Living/Dining	6.9m x 5.8m	22' 7" x 19' 2"
Bedroom 1	4.3m x 4.0m	14' 2" x 13' 2"
Bedroom 2	3.7m x 3.0m	12' 2" x 9' 8"

APARTMENT 37 (GF) & 41 (FF)

Kitchen	4.5m x 2.9m	14' 9" x 9' 8"
Living/Dining	9.2m x 4.6m	30' 5" x 15' 2"
Bedroom 1	4.0m x 3.5m	13' 3" x 11' 5"
Bedroom 2	4.9m x 3.0m	16' 3" x 9' 8"

APARTMENT 38 (GF) & 42 (FF)

Kitchen/Living/Dining	7.4m x 7.0m	24' 4" x 23' 2"
Bedroom 1	4.1m x 3.6m	13' 7" x 12' 0"
Bedroom 2	3.4m x 3.0m	11' 3" x 9' 9"

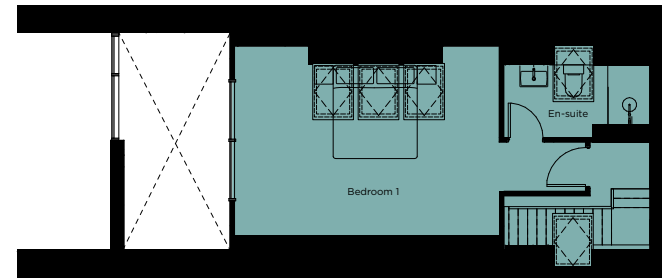
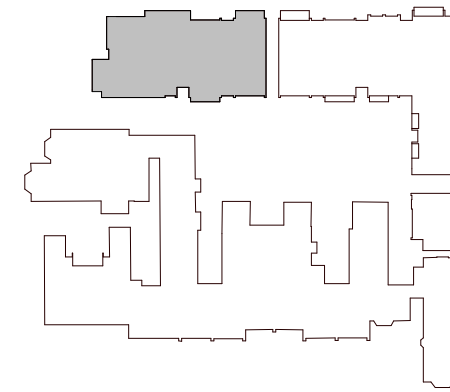
APARTMENT 39 (GF) & 43 (FF)

Kitchen	4.9m x 2.4m	16' 1" x 7' 9"
Living/Dining	7.4m x 3.7m	24' 4" x 12' 4"
Bedroom 1	4.9m x 3.6m	16' 3" x 11' 8"
Bedroom 2	3.7m x 3.4m	12' 4" x 11' 2"

Terraces to ground floor, balconies to first floor

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BLOCK A
SECOND & THIRD FLOOR APARTMENTS 44-47



44 DUPLEX (TF)



45 DUPLEX (SF)

47 (SF)

DUPLEX 44 (SF & TF)

Kitchen/Living/Dining	6.9m x 5.8m	22' 7" x 19' 2"
Bedroom 1	5.7m x 4.1m	18' 6" x 13' 3"
Bedroom 2	4.0m x 3.9m	14' 2" x 13' 2"
Bedroom 3	3.7m x 3.0m	12' 2" x 9' 8"

DUPLEX 45 (SF & TF)

Kitchen	4.5m x 2.9m	14' 9" x 9' 8"
Living/Dining	9.2m x 4.6m	30' 5" x 15' 2"
Bedroom 1	8.1m x 3.8m	26' 6" x 12' 6"
Bedroom 2	4.0m x 3.5m	13' 9" x 11' 5"
Bedroom 3	3.8m x 3.0m	12' 5" x 9' 8"

APARTMENT 46 (SF)

Kitchen/Living/Dining	7.4m x 7.0m	24' 4" x 23' 2"
Bedroom 1	4.1m x 3.6m	13' 7" x 12' 0"
Bedroom 2	3.4m x 3.0m	11' 3" x 9' 9"

APARTMENT 47 (SF)

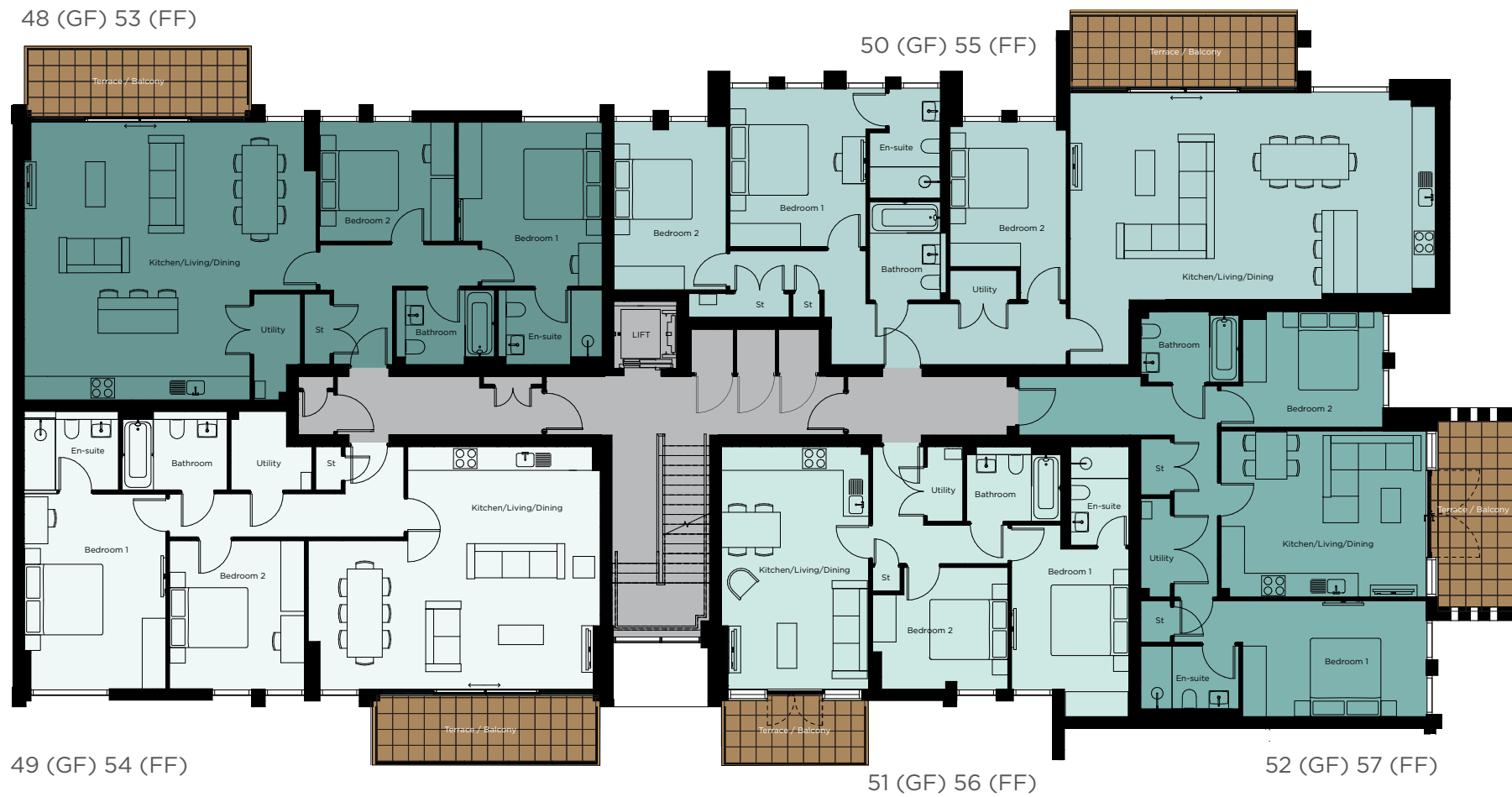
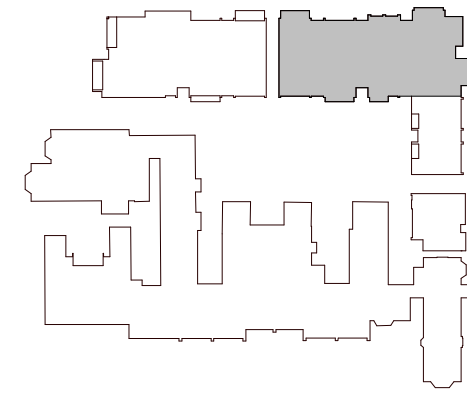
Kitchen	4.9m x 2.4m	16' 1" x 7' 9"
Living/Dining	7.4m x 3.7m	24' 4" x 12' 4"
Bedroom 1	4.9m x 3.6m	16' 3" x 11' 8"
Bedroom 2	3.7m x 3.4m	12' 4" x 11' 2"

45 DUPLEX (TF)



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BLOCK B
GROUND & FIRST FLOOR APARTMENTS 48-57



APARTMENT 48 (GF) & 53 (FF)

Kitchen/Living/Dining	7.4m x 7.0m	24' 4" x 23' 2"
Bedroom 1	4.1m x 3.6m	13' 7" x 12' 0"
Bedroom 2	3.4m x 3.0m	11' 3" x 9' 9"

APARTMENT 49 (GF) & 54 (FF)

Kitchen	4.9m x 2.4m	16' 1" x 7' 9"
Living/Dining	7.4m x 3.7m	24' 4" x 12' 4"
Bedroom 1	4.9m x 3.6m	16' 3" x 11' 8"
Bedroom 2	3.7m x 3.4m	12' 4" x 11' 2"

APARTMENT 50 (GF) & 55 (GF)

Kitchen/Living/Dining	9.3m x 5.2m	30' 6" x 17' 3"
Bedroom 1	4.0m x 3.4m	13' 2" x 11' 4"
Bedroom 2	4.2m x 2.8m	14' 0" x 9' 4"
Bedroom 3	3.6m x 2.9m	12' 1" x 9' 7"

APARTMENT 51 (GF) & 56 (FF)

Kitchen/Living/Dining	6.1m x 3.7m	20' 3" x 12' 3"
Bedroom 1	4.8m x 3.0m	16' 0" x 9' 8"
Bedroom 2	3.4m x 3.1m	11' 3" x 10' 2"

APARTMENT 52 (GF) & 57 (FF)

Kitchen/Living/Dining	5.2m x 4.2m	17' 2" x 13' 9"
Bedroom 1	4.6m x 2.9m	15' 4" x 9' 7"
Bedroom 2	3.5m x 2.9m	11' 7" x 9' 7"

Terraces to ground floor, balconies to first floor

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BLOCK B
SECOND & THIRD FLOOR APARTMENTS 58-62



58 (SF)

60 (SF)

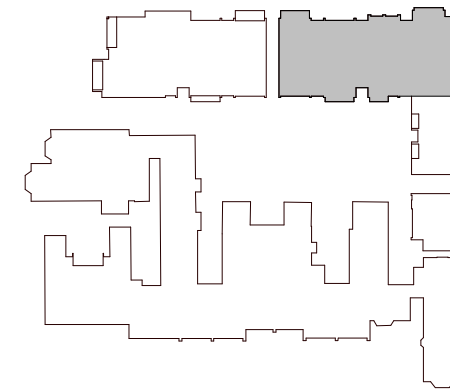
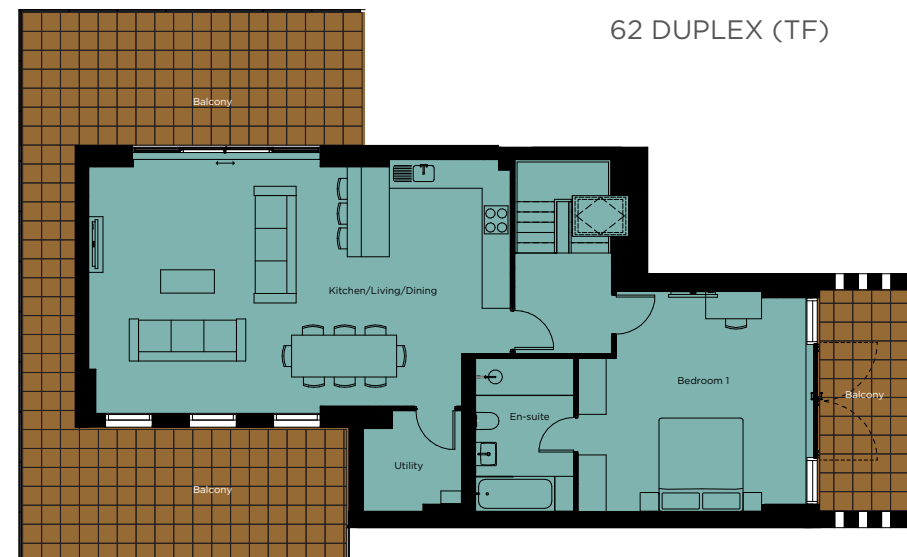


59 (SF)

61 (SF)

62 DUPLEX (SF)

62 DUPLEX (TF)



APARTMENT 58 (SF)

Kitchen/Living/Dining	7.4m x 7.0m	24' 4" x 23' 2"
Bedroom 1	4.1m x 3.6m	13' 7" x 12' 0"
Bedroom 2	3.4m x 3.0m	11' 3" x 9' 9"

APARTMENT 59 (SF)

Kitchen	4.9m x 2.4m	16' 1" x 7' 9"
Living/Dining	7.4m x 3.7m	24' 4" x 12' 4"
Bedroom 1	4.9m x 3.6m	16' 3" x 11' 8"
Bedroom 2	3.7m x 3.4m	12' 4" x 11' 2"

APARTMENT 60 (SF)

Kitchen/Living/Dining	9.3m x 5.2m	30' 6" x 17' 3"
Bedroom 1	4.0m x 3.4m	13' 2" x 11' 4"
Bedroom 2	4.2m x 2.8m	14' 0" x 9' 4"
Bedroom 3	3.6m x 2.9m	12' 1" x 9' 7"

APARTMENT 61 (SF)

Kitchen/Living/Dining	6.1m x 3.7m	20' 3" x 12' 3"
Bedroom 1	4.8m x 3.0m	16' 0" x 9' 8"
Bedroom 2	3.4m x 3.1m	11' 3" x 10' 2"

DUPLEX 62 (SF & TF)

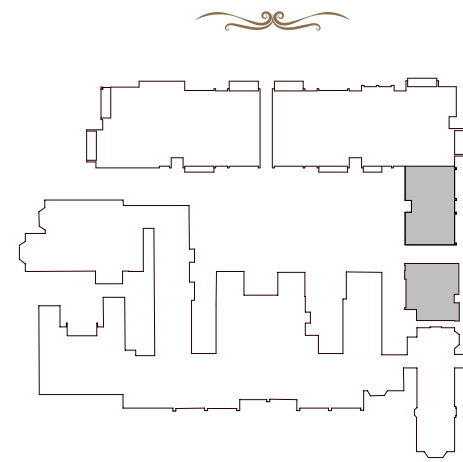
Kitchen/Living/Dining	9.0m x 5.4m	29' 6" x 17' 8"
Bedroom 1	4.8m x 4.7m	16' 0" x 15' 7"
Bedroom 2	4.0m x 3.8m	13' 4" x 12' 7"
Bedroom 3	5.2m x 3.6m	17' 3" x 11' 8"

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Computer generated image of Apartment 62 - the Penthouse

BLOCK C & D
GROUND TO THIRD FLOOR APARTMENTS 63-71



63 (GF) 65 (FF) 67 (SF)



64 (GF) 66 (FF) 68 (SF)



69 (FF) 70 (SF)



71 (TF)

APARTMENTS 63 - 68 (GF/ FF / SF)

Kitchen/Living/Dining
5.8m x 5.1m 19' 1" x 16' 8"

Bedroom 1
3.9m x 3.4m 12' 9" x 11' 2"

APARTMENT 69 (FF) & 70 (SF)

Kitchen/Living/Dining
7.8m x 3.7m 25' 8" x 12' 4"

Bedroom 1
3.6m x 3.3m 11' 9" x 11' 0"

Bedroom 2
4.8m x 2.7m 15' 8" x 9' 0"

APARTMENT 71 (TF)

Kitchen/Living/Dining
7.8m x 3.7m 25' 7" x 12' 4"

Bedroom 1
3.6m x 3.3m 11' 9" x 11' 0"

Bedroom 2
3.8m x 2.7m 12' 7" x 8' 9"

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Computer generated image



Computer generated image

SPECIFICATION

KITCHEN

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

UTILITY

- Plumbing and space for washing machine and tumble dryer

INTERIOR FINISHES

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

WINDOWS AND DOORS

- High performance aluminium window system
- White solid core front doors and internal doors

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
- Floor mounted WC with soft closing seat, concealed cistern and dual flush plate
- Clear glazed shower screen
- Low level shower tray to en-suite

HEATING AND HOT WATER

- Communal heating system with heat interface units 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 spotlights, pendants and wall lights throughout
- USB points to kitchen, living room and bedroom 1
- Shaver socket to bathroom and en-suite

SECURITY

- Smoke detectors and Carbon Monoxide alarms
- Multi-point locking system to front door
- Video door entry system to communal doors
- Individual mail boxes located next to communal entrance doors
- Entrance gates

EXTERNAL FINISHES

- Paving to balcony
- Powder coated steel post and glass to balconies
- Paving slabs to patio
- Landscaped communal gardens, feature plants and lawn areas
- Communal courtyard benches
- Cycle store
- Communal bin store

COMMUNAL AREAS

- Ceramic tiled flooring to entrance hall with inset coir mat
- Carpet to communal staircases, first and second floor communal areas
- Lift access

PARKING

- Allocated parking per apartment
- Communal visitor parking
- Electric car charging points

MANAGEMENT COMPANY

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

PEACE OF MIND

- 10 year BLP structural warranty
- 250 year lease

† Wine cooler included in plots: 36, 40, 44, 50, 55, 60 & 62 only

Kitchen worktops, Karndean and carpet colour choices will be available subject to build stage.

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different by design

