



A stunning new development of 2 and 3 bedroom low-carbon homes in Tonyrefail

Tirion
Homes



Computer generated image of a street scene at Parc Eirin



WELCOME

Tirion Homes is delighted to offer the final phase of 2 and 3 bedroom homes at Parc Eirin, Tonyrefail. Parc Eirin is already a thriving low-carbon community and these new homes will help complete this innovative development.

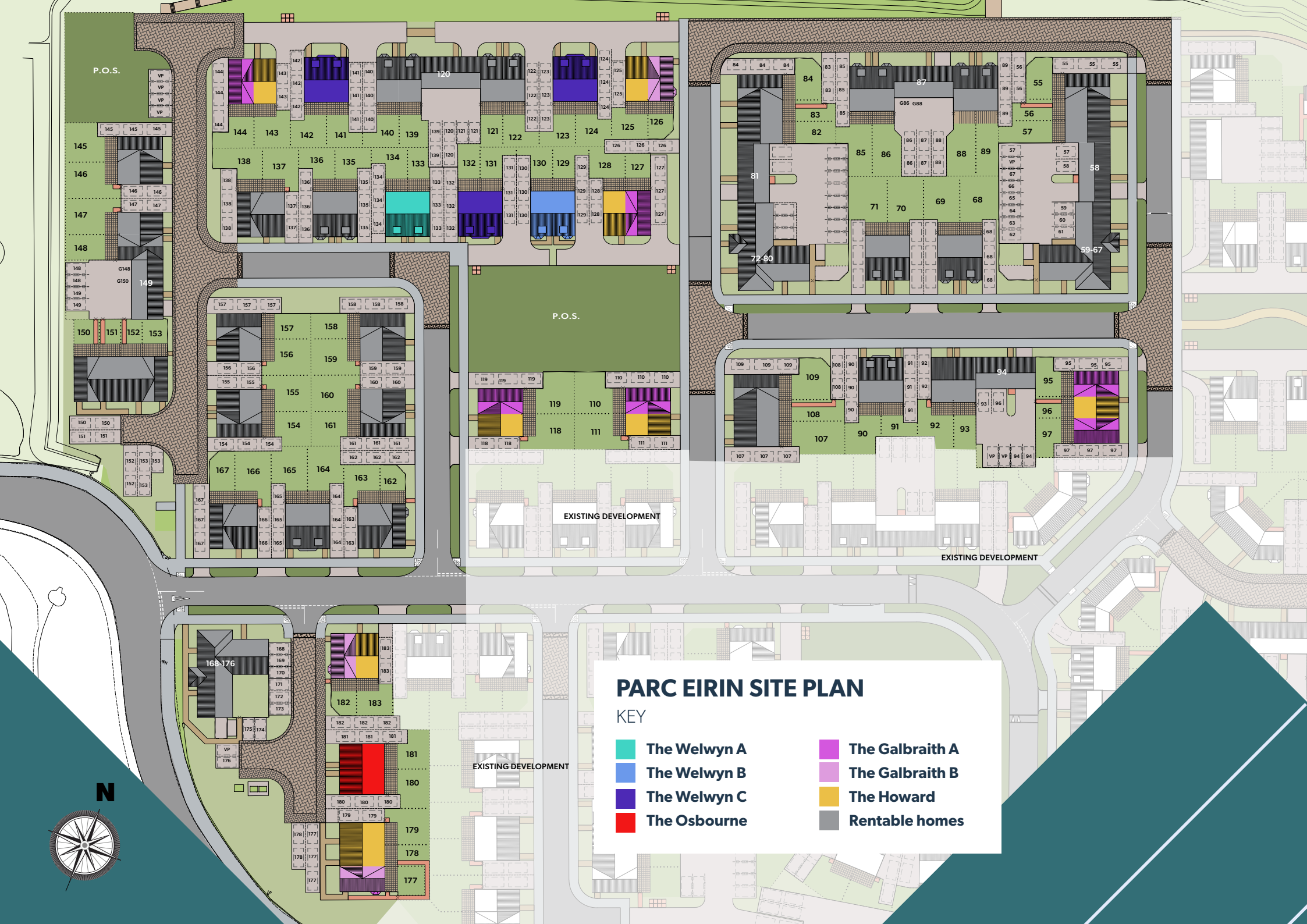
The 30 high-quality, energy efficient homes will benefit from low-carbon, low-cost energy systems, including ground source heat pumps, ensuring your bills will always be at least 15% lower than standard tariffs.

Ideally located with easy access to the M4 and the wider Cardiff Capital Region. Parc Eirin offers the perfect balance of convenience and lifestyle with excellent links to local schools, leisure facilities, and shopping centres just minutes away in Tonyrefail and Talbot Green.

Parc Eirin is the latest development by Tirion Homes, an independent Community Benefit Society, affordable housing developer and estate manager. Creating thriving, aspirational communities is at our core. We are committed to Parc Eirin and will be managing the development to ensure continued success and to maintain the quality of life of our residents in the long-term.









Whether you're starting a family, relocating, or simply looking for a place to call home, Parc Eirin is the ideal place to put down roots and thrive.





PARC EIRIN SITE PLAN

KEY

- | | | | |
|---|--------------|---|-----------------|
|  | The Welwyn A |  | The Galbraith A |
|  | The Welwyn B |  | The Galbraith B |
|  | The Welwyn C |  | The Howard |
|  | The Osbourne |  | Rentable homes |

OUR HOMES



THE WELWYN (A/B)

A three bedroom
semi-detached home

■ WELWYN A PLOTS: 133 & 134

■ WELWYN B PLOTS: 129 & 130



THE WELWYN (C)

A three bedroom
semi-detached home

■ WELWYN C PLOTS:
123, 124, 131, 132, 141 & 142



THE OSBOURNE

A three bedroom
semi-detached home

■ OSBOURNE PLOTS: 180 & 181



THE GALBRAITH (A/B)

A three bedroom
end-terrace / semi-detached home

■ GALBRAITH A PLOTS: 95 & 97 (end terrace)
110, 119, 127 & 144 (semi-detached)

■ GALBRAITH B PLOTS: 177 (end terrace)
126 & 182 (semi-detached)



THE HOWARD

A two bedroom mid-terrace /
end-terrace / semi-detached home

■ HOWARD PLOTS: 97 & 178 (mid-terrace)
179 (end-terrace)

111, 118, 125, 128, 143 & 183 (semi-detached)

Tirion Homes operate a policy of continuous product development and as such all particulars provided in this specification may change. Consequently all details should be regarded as general advice and as such cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991, nor do the contents constitute any part of the contract or to be taken as an indication of warranty or guarantee on any property. Images are representative only and external elevations may vary from plot to plot. Solar panels on the homes at Parc Eirin are subject to practical considerations, such as roof size, orientation of the site and electrical system capacity. These considerations will determine the total number of panels that can be installed on each roof, if any. Please consult the selling agent for further information.



Computer generated image of two Welwyn B, three bedroom semi-detached homes at Parc Eirin

THE WELWYN (A/B)

A three bedroom semi-detached home

Welwyn A plots: 133 & 134 Welwyn B plots: 129 & 130

GROUND FLOOR

Kitchen / Dining	4.24 m x 3.37 m (max)	13' 11" x 11' 1" (max)
Lounge		
(Welwyn A)	4.11 m x 3.15 m (max)	13' 6" x 10' 4" (max)
(Welwyn B)	4.11 m x 3.15 m (max)	13' 6" x 10' 4" (max)
WC	1.66 m x 1.20 m	5' 5" x 3' 11"

FIRST FLOOR

Bedroom 2	4.24 m x 3.25 m	13' 11" x 10' 8"
Bedroom 3	4.24 m x 2.36 m (min)	13' 11" x 7' 9" (min)
Bathroom	1.95 m x 1.90 m	6' 5" x 6' 3"

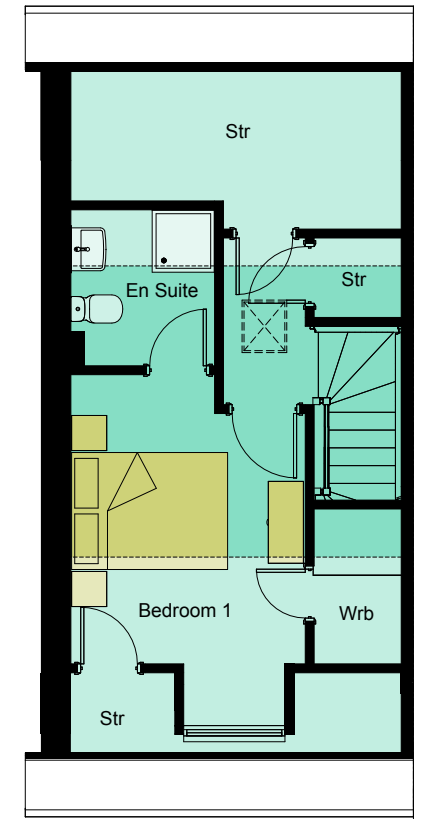
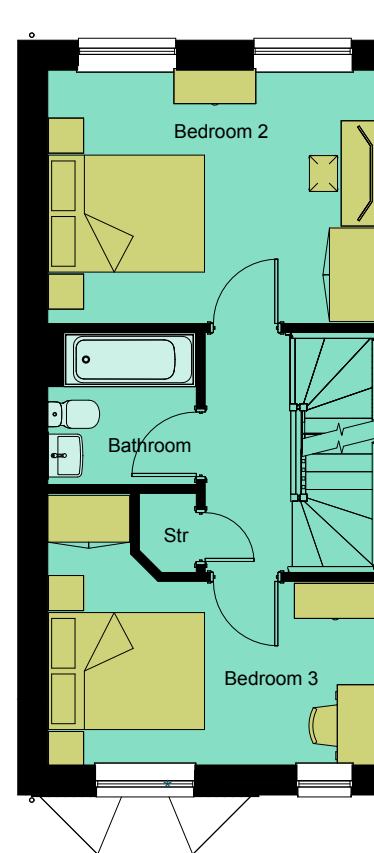
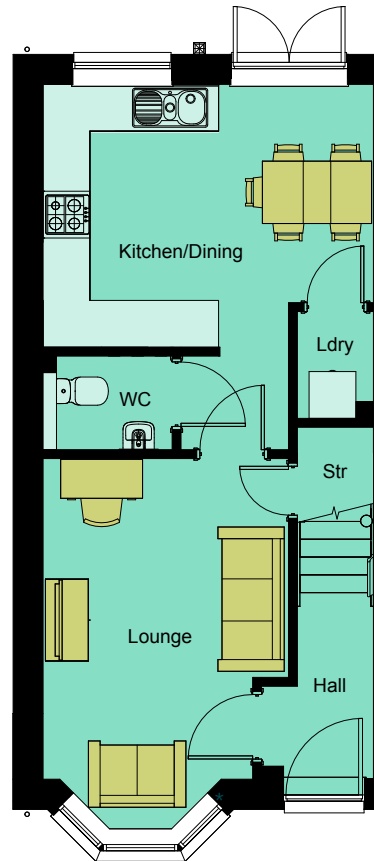
SECOND FLOOR

Bedroom 1	3.71 m (max) x 3.01 m	12' 2" (max) x 9' 10"
En Suite	2.00 m x 1.84 m	6' 7" x 6' 0"

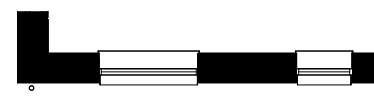
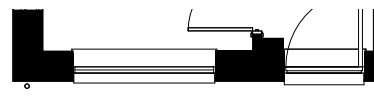
Solar panels on the homes at Parc Eirin are subject to practical considerations, such as roof size, orientation of the site and electrical system capacity.

These considerations will determine the total number of panels that can be installed on each roof, if any.

Please consult the selling agent for further information.



* please note: the main floor plan shows the Welwyn B. The Welwyn A has no bay window marked "*" with the alternative layout shown as below





Computer generated image of two Welwyn C, three bedroom semi-detached homes at Parc Eirin

THE WELWYN (C)

A three bedroom semi-detached home
Welwyn C plots: 123, 124, 131, 132, 141 & 142

GROUND FLOOR

Kitchen / Dining	4.24 m x 3.37 m (max)	13' 11" x 11' 1" (max)
Lounge	4.11 m x 3.15 m	13' 6" x 10' 4"
WC	1.66 m x 1.20 m	5' 5" x 3' 11"

FIRST FLOOR

Bedroom 2	4.24 m x 3.25 m	13' 11" x 10' 8"
Bedroom 3	4.24 m x 2.36 m	13' 11" x 7' 4"
Bathroom	1.95 m x 1.90 m	6' 5" x 6' 3"

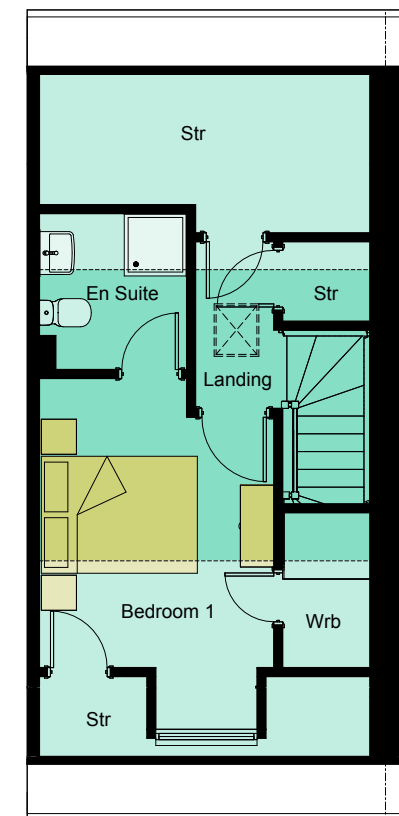
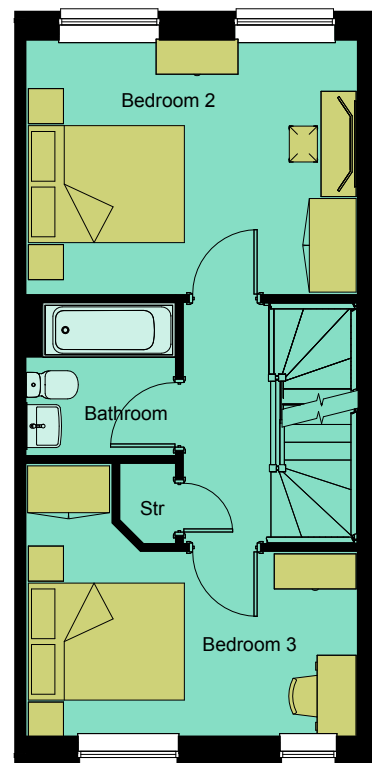
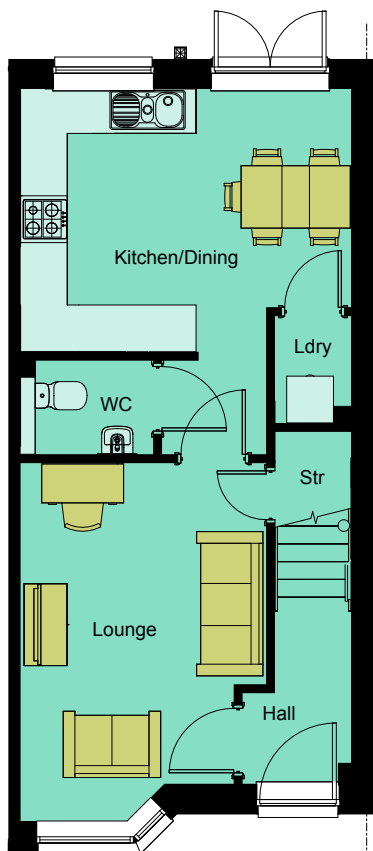
SECOND FLOOR

Bedroom 1	3.71 m (max) x 3.01 m	12' 2" (max) x 9' 10"
En Suite	2.00 m x 1.84 m	6' 7" x 6' 0"

Solar panels on the homes at Parc Eirin are subject to practical considerations, such as roof size, orientation of the site and electrical system capacity.

These considerations will determine the total number of panels that can be installed on each roof, if any.

Please consult the selling agent for further information.





Computer generated image of two Osbourne, three bedroom semi-detached homes at Parc Eirin

THE OSBOURNE

A three bedroom semi-detached home

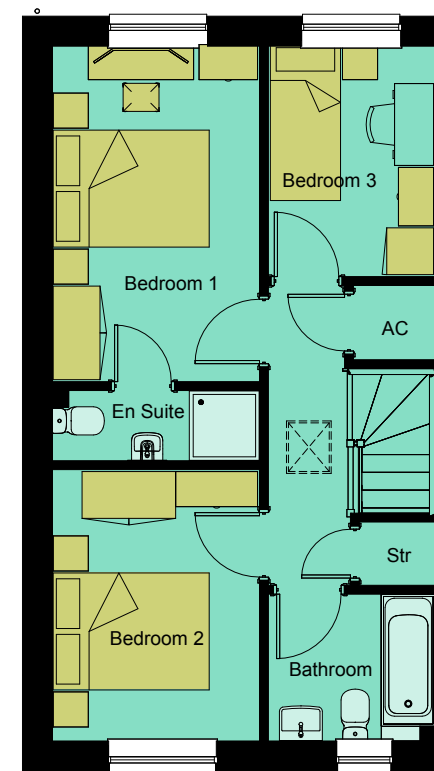
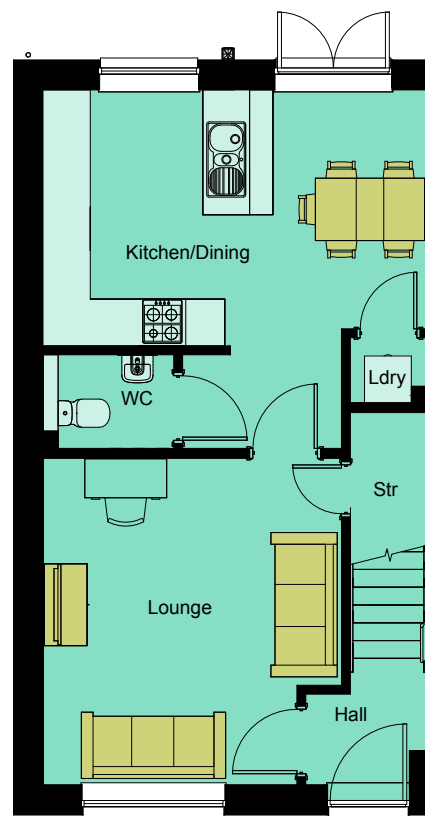
Osbourne plots: 180 & 181

GROUND FLOOR

Kitchen / Dining	4.91 m (max) x 3.28 m (max)	16' 1" (max) x 10' 9" (max)
Lounge	4.19 m (max) x 3.82 m (max)	13' 9" (max) x 12' 6" (max)
WC	1.67 m x 1.20 m	5' 6" x 3' 11"

FIRST FLOOR

Bedroom 1	4.30 m x 2.66 m	14' 1" x 8' 8"
En Suite	2.66 m x 0.90 m	8' 8" x 2' 11"
Bedroom 2	3.48 m x 2.66 m	11' 5" x 8' 8"
Bedroom 3	2.96m x 2.14 m	9' 8" x 7' 0"
Bathroom	2.14 m x 1.88 m	7' 0" x 6' 2"



Solar panels on the homes at Parc Eirin are subject to practical considerations, such as roof size, orientation of the site and electrical system capacity. These considerations will determine the total number of panels that can be installed on each roof, if any. Please consult the selling agent for further information.





Computer generated image of the Galbraith B, a three bedroom end terrace / semi-detached home at Parc Eirin

THE GALBRAITH

A three bedroom end-terrace / semi-detached home

Galbraith A plots: 95 & 97 (end-terrace), 110, 119, 127 & 144 (semi-detached)

Galbraith B plots: 177 (end-terrace), 126 & 182 (semi-detached)

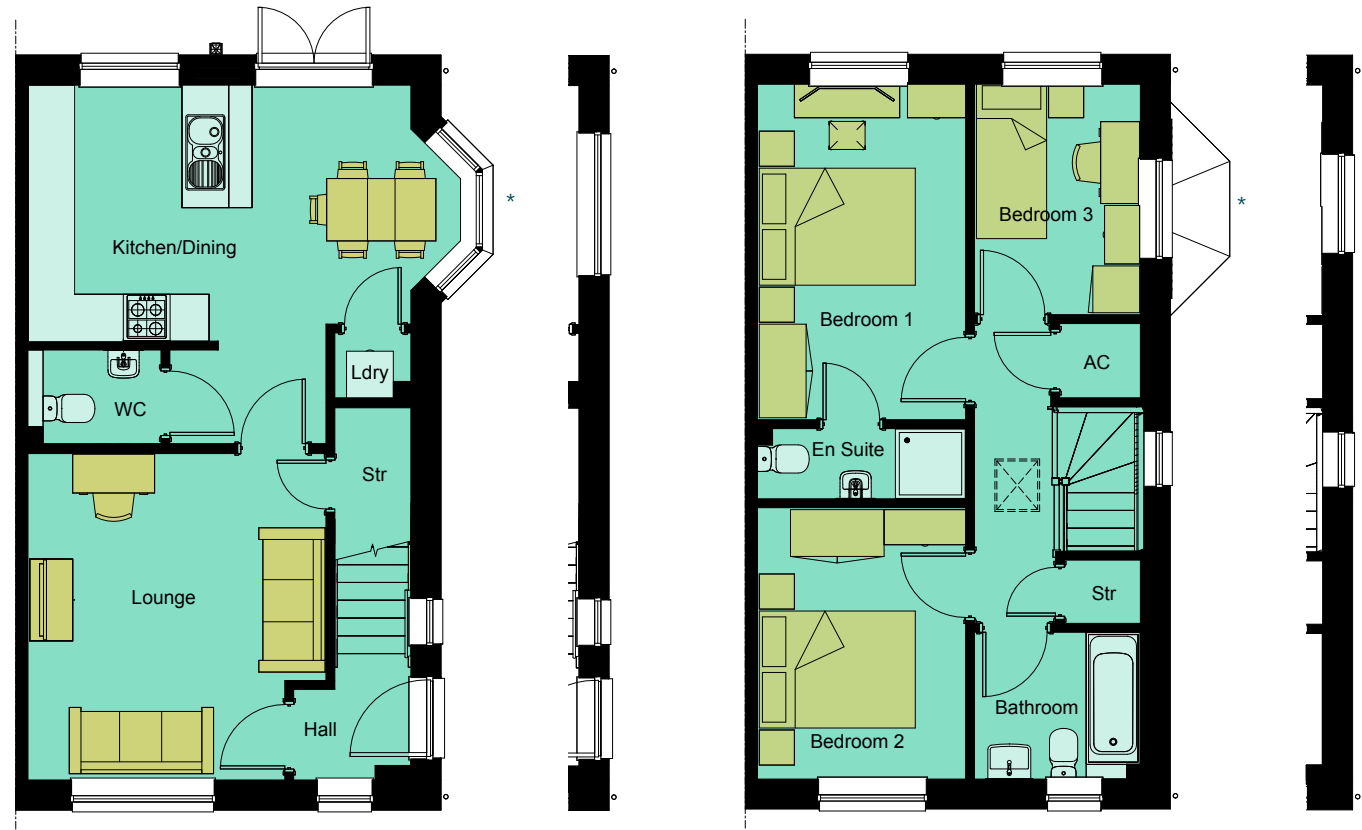
GROUND FLOOR

Kitchen / Dining	4.91 m (max) x 3.28 m (max)	16' 1" (max) x 10' 9" (max)
Lounge*	4.19 m (max) x 3.82 m (max)	13' 9" (max) x 12' 6" (max)
WC	1.67 m x 1.2 m	5' 6" x 3' 11"

FIRST FLOOR

Bedroom 1	4.30 m x 2.66 m	14' 1" x 8' 8"
En Suite	2.66 m x 0.90 m	8' 8" x 2' 11"
Bedroom 2	3.48 m x 2.66 m	11' 5" x 8' 8"
Bedroom 3	2.96 m x 2.14 m	9' 8" x 7' 0"
Bathroom	2.14 m x 1.88 m	7' 0" x 6' 2"

* please note dimension not taken into bay



* please note: the main floor plan shows the Galbraith B. The Galbraith A has no bay window marked "*" with the alternative layout shown to the right

Solar panels on the homes at Parc Eirin are subject to practical considerations, such as roof size, orientation of the site and electrical system capacity. These considerations will determine the total number of panels that can be installed on each roof, if any. Please consult the selling agent for further information.





Computer generated image of the Howard (left), a two bedroom semi-detached home at Parc Eirin

THE HOWARD

A two bedroom mid-terrace / end-terrace / semi-detached home

Howard plots: 97 & 178 (mid-terrace)

179 (end-terrace)

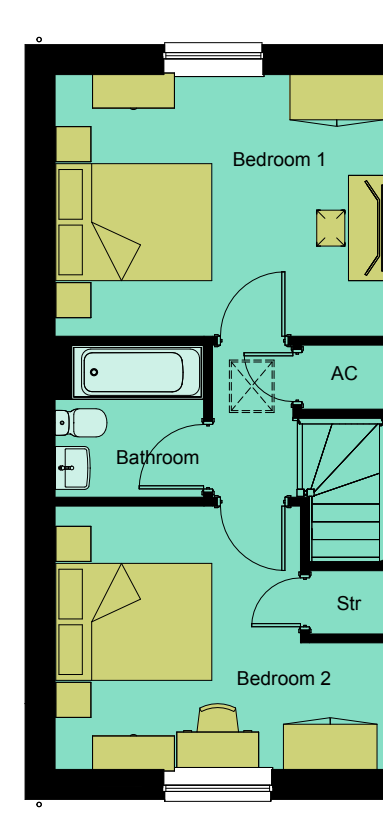
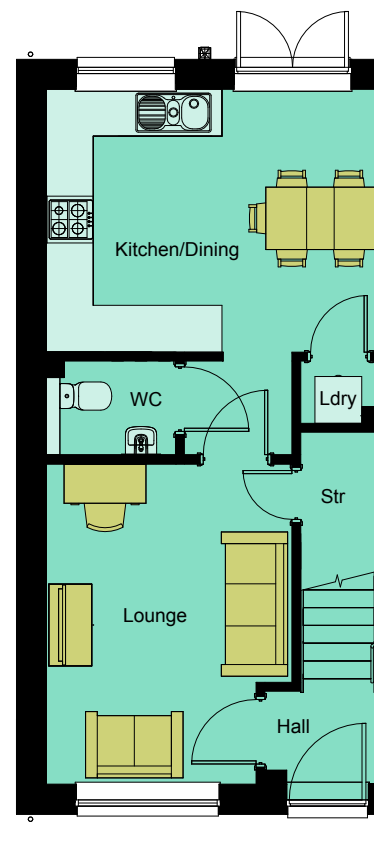
111, 118, 125, 128, 143, 183 (semi-detached)

GROUND FLOOR

Kitchen / Dining	4.24 m x 3.37 m	13' 11" x 11' 1"
Lounge	4.10 m x 3.15 m (max)	13' 5" x 10' 4" (max)
WC	1.65 m x 1.20 m	5' 5" x 3' 11"

FIRST FLOOR

Bedroom 1	4.24 m x 3.36 m	13' 11" x 11' 0"
Bedroom 2	4.24 m x 3.38 m (max)	13' 11" x 11' 1" (max)
Bathroom	1.95 m x 1.90 m	6' 5" x 6' 3"



Solar panels on the homes at Parc Eirin are subject to practical considerations, such as roof size, orientation of the site and electrical system capacity. These considerations will determine the total number of panels that can be installed on each roof, if any.

Please consult the selling agent for further information.

The computer generated image of the Howard hometype opposite is the left hand side only. The right hand side is The Galbraith.



SPECIFICATION

INTERIOR

- All walls painted in white vinyl matt emulsion finish.
- All ceilings finished with a flat smooth finish, painted with vinyl matt white emulsion.
- Internal doors are painted in a white satinwood finish.
- All doors have contemporary style, satin stainless steel door handles.
- OGEE profile skirtings and architraves in white satinwood finish.
- Handrail in white satinwood finish. All other woodwork to stairs in white satinwood finish.
- White sockets and switches throughout.
- Floor finishes: vinyl tiling to Kitchens. Vinyl sheets to WC, Bathroom and En Suites.

EXTERIOR

- U-pvc windows with chrome handles.
- GRP doors with stainless steel ironmongery pre factory finished. Please see sales consultant for the colour.
- French doors.
- An external front coach lantern light is supplied.
- An external security lighting to rear of the property.
- Satin silver aluminium effect bell push doorbell with transformer.
- Fencing to external boundaries is 1.8m close boarding. Some plots may have brick walls. Fencing to internal rear gardens to be 1.2 m high close boarding. Please see our Sales Consultant on the type of rear fencing.
- Grey paving slabs are used on all paths and patios to be a maximum size of 3000mm paths depth.
- Front gardens are turfed and planted. Rear gardens are turfed.

BATHROOM, EN SUITE AND CLOAKROOM

- White sanitaryware.
- Chrome finish taps.
- Mixer shower taps over the baths.
- Shower cubicle to En Suites
- Please see our Sales Consultant for areas of tiling.

KITCHEN

- Our Kitchens are of high quality. Please see our Sales Consultant for individual colours.
- A selection of worktops are available.
- A selection of 100mm high up-stands are available to match the worktops.
- Integrated electric hob and single electric oven.

The specification was correct at the time of going to print (June 2025). Tirion Homes is continually reviewing & updating the specification on all home types and therefore reserves the right to change any detail at any time.

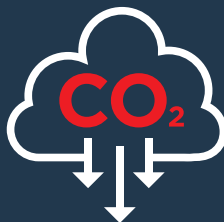
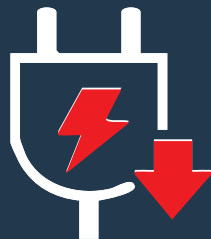


LOW-CARBON HOMES

All properties are part of a connected SmartGrid operated by SNRG – resulting in lower-cost, low-carbon electricity from day one. SNRG is your electricity supplier from the day you move in. By continuing with SNRG, you will benefit from the fixed tariffs of the SmartGrid.

Properties are fitted with a ground source Kensa heat pump, a renewable technology which will provide you with efficient heating and hot water all year round, reducing your carbon footprint.

Linked to a geothermal array the ground source heat pump in the properties ensures you have the latest green technology. This uses electricity to concentrate the heat from the ground and pump it around your home.





ABOUT TIRION HOMES

The Tirion Group is an independent not-for-profit residential developer, owner and estate manager; letting and selling homes directly to residents. Our constitution introduces an alternative model for the delivery of affordable homes.

Tirion was created in 2012 by Welsh Government in collaboration with the Principality Building Society. Since that time, we have developed over 1,500 homes across South Wales.



Tirion
Homes



THE WIDER AREA

Parc Eirin is located off the A4093 on Wilfred Way, Tonyrefail. The development is just over 5 miles (10 mins) from Talbot Green shopping centre and 7 miles (12 mins) from M4 (J34), with easy access to Cardiff and throughout South Wales.



Parc Eirin, Wilfred Way,
Tonyrefail CF39 8QJ





parceirin.co.uk

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