

Lower Fuel Bills – super insulation, air tight design, heat pumps, underfloor heating and energy saving appliances

Renewables – all fitted as standard, PV panels on the roof to generate energy and batteries in the home to store it for you

Electric Car Charger – sustainable transport for all and free travel with a smart car charger fitted to all homes

Landscape – greens and gardens have been thoughtfully designed by a landscape architect, with edible bushes and plants to harvest

Health and Well Being – private air filtration systems ensures fresh air all around the home, increased ceiling heights and extra glazing enhance the feeling of spaciousness and light

Secure By Design – homes all designed with extra secure doors and windows, feel safe and secure at home

Lifetime Homes – intelligent planning with no kerbs, level thresholds and wider doors giving thought to the future

Internal Design – bespoke designed fitted bathrooms and kitchens from Sigma 3, Cardiff

GREAT HOUSE FARM



GREAT HOUSE FARM
Michaelston Road,
St Fagans,
Cardiff
CF5 6DW

Sole selling agent:



Hern & Crabtree
8 Waungron Road, Llandaff, Cardiff CF5 2JJ
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Llandaff@hern-crabtree.co.uk
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Please Note: All the information provided is correct at the time of print however the phase is at development stage and therefore all plans, specifications and variable information are subject to change. This is intended as a general guide and does not constitute part of an offer or contract. Please contact Hern & Crabtree for further information.

Design: Nelmes Design (029) 20645777

Luxury Sustainable Living –
Homes intelligently designed for
health, space and well-being.



LivEco was established to deliver homes which exceed customer expectations as well as government targets. We have been leading exponents of ecological and low energy house building, refurbishments and retro fits for many years and have a portfolio of high quality homes and satisfied customers. Our developments are designed to be future proof and provide tomorrow's standards today.

We are especially proud that our work at Great House Farm has been recognised by the Welsh Government with two Housing Ministers opening previous phases here.



Great House Farm

*One garden and one community
Growing together into a kingdom
With sun and rain, turns into a circle
Ready for fellowship*

Poem written by
Mari George

Commissioned as
part of the National
Eisteddfod of Wales
2015



GREAT HOUSE FARM



A new Award winning Eco Village on the edge of Cardiff

This is the third and final phase of this award winning residential scheme in St Fagans. A rural peaceful setting that is only a short journey to a bustling, internationally recognised Capital City with its huge range of amenities, services, excellent road links and international airport. From world class sport, theatre, culture and restaurants to amazing shopping – Cardiff has it all.

There are 13 detached homes for sale in this exciting last phase. The views are extensive and are only limited by the mature woodland in Summer months. Bespoke design and sustainability are central to the LivEco concept and buying will open up a full range of eco features.



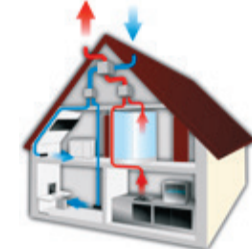
Storage Batteries
Each home has a stationary storage battery to store the excess energy generated from your roof, use this free energy when you want it



Bespoke Kitchens
High quality contemporary designed kitchens by Sigma 3, Cardiff



PV Panels
Generate energy from the daylight on your roof with these slender black PV panels, transferring free energy into your home



Mechanical Ventilation with Heat Recovery
An air filtration system expels stale air but retains the heat which is then added to fresh incoming air, to give your home a constant supply of fresh air at the correct temperature for you



Heat Pump
No fossil fuels needed, heat your home and generate hot water with a super efficient electric heat pump taking energy from the air



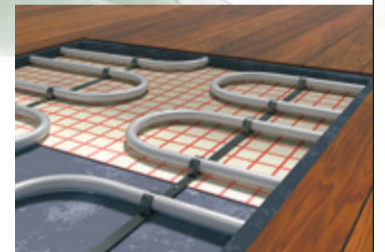
Wildlife on your doorstep
The neighbours are friendly too, there's an abundance of wildlife on this edge of city location



High Specification
These homes are all fitted with high quality appliances and a beautiful, luxurious finish as standard



Electric Car Charging
Each home will have a smart charger that will charge any electric car. Using energy from the roof, battery or grid to enable greener travel



Underfloor Heating
Low temperature radiant heat from under the floor gives a comfortable heat around the ground floor and leaves more space for your furniture



“We have combined bespoke architecture with the latest eco-technologies and the highest internal and external finishes to give residents the best homes possible. Homes with very low fuel bills to relax in, homes to enjoy and homes that make you happy.”

Daniel Ball, Liv-Eco



Homes that generate energy
Generate your own energy from daylight using slimline PV panels on the roof.



Homes that store energy
Any excess energy is conveniently stored in an in-house battery waiting for you to use when you need it.



Homes that use energy efficiently
These homes need less energy than normal homes for heating and hot water, and any excess can be used to charge your car.