



Craig yr Hendre

Retirement Scheme

"Peace of Mind"







Craig yr Hendre

Craig yr Hendre is a retirement scheme of 20 self contained one bedroom flats (ground floor or first floor) designed for the elderly. Residents can be assured of complete independence with each flat having its own front door and all our first floor flats are fitted with stair lifts.

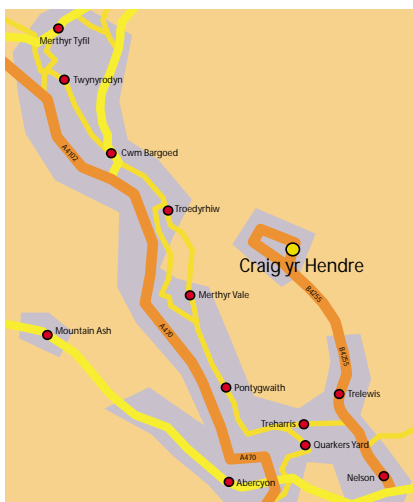
The scheme benefits from the services of a warden (who acts as a good neighbour) and an emergency call system is linked to each flat. A fully furnished guest bedroom (with separate bathroom) is available for use by residents visitors.





Location

Craig yr Hendre is located between Merthyr Tydfil and Nelson in the village of Bedlinog. There is a regular bus service and access to essential shopping facilities.





Facilities

Special features at Craig yr Hendre:

- Warden Call system.
- Individual door entry system.
- Double glazed windows.
- Fully fitted kitchen.
- Communal lounge.
- Ample power points at convenient levels.

For further convenience Hafod also provides:

- Laundry room with automatic washing machine and dryer.
- External drying area.
- Convenient refuse store.
- Car parking.
- Communal garden.







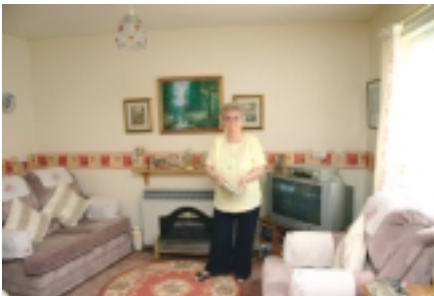
Rents & Service Charges

The properties at Craig yr Hendre are let on an assured tenancy agreement which means you will not have the right to buy. Hafod will be responsible for the day to day management of the scheme, including maintenance of the buildings, landscaping, Warden and other services.

The rent is set at an affordable level within the guidelines set by the Welsh Assembly Government. Rents are charged weekly and are reviewed on an annual basis.

The service charge, also a weekly payment, includes the following:

- Cost of Warden Services.
- Maintenance of alarm and Warden Call System.
- Emergency Alarm System.
- Communal Heating and Lighting.
- Washing and Drying Equipment.
- Furniture for the Communal Lounge.
- Comprehensive insurance of the buildings.





Activities in Craig yr Hendre

By accepting a flat in Craig yr Hendre you are not just getting a home in a beautiful location but you will have peace of mind. Our Warden is on hand to help you with any problems and works with the residents to organise activities. Residents are free to enjoy the privacy of their own home but may opt to join the various activities on offer. There is a thriving residents association in Craig Yr Hendre who are working to improve the quality of life for those living in the complex. All events are advertised on the notice board and anyone in Craig yr Hendre can join in.



Bringing the Services to You

As well as getting out and about our residents enjoy the benefits of a number of services brought straight to their front door:

- A free Tesco bus service every Monday.
- The mobile library visits once a month.
- Fishmonger every Thursday.
- Hairdresser every Wednesday.
- Grocer every Tuesday
- Chiropodist, Dentist and Optician on call when required.



Want to Know More?

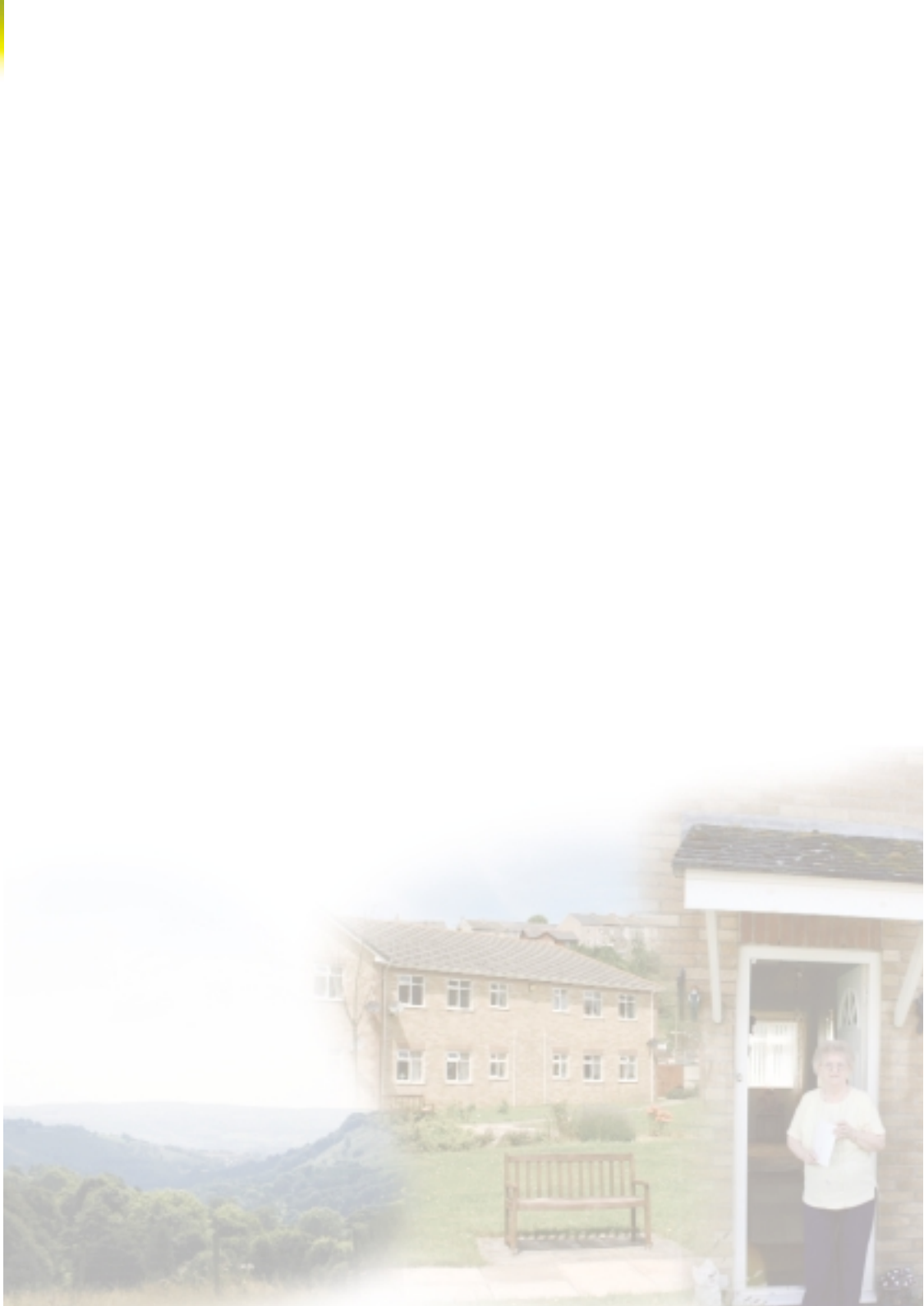
For further details please contact the Central Area Office at the following address:

Hafod Housing Association Ltd
93 Cardiff Road
Taffs Well
Cardiff
CF15 7PL
Tel: (02920) 815230

Or contact our Sheltered Warden to find out more about what goes on in Craig yr Hendre:

Sian Bevan

Tel (01443) 710851





Craig Yr Hendre

George Street
Bedlinog
Merthyr Tydfil
CF46 6SG

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