

Taylor  
Wimpey

*Find your way around*

GWÊL YR YNYS

—  
SULLY | VALE OF GLAMORGAN



Get to know  
**GWÊL YR YNYS**

**SULLY | VALE OF GLAMORGAN**

Gwêl yr Ynys is conveniently located for commuters with easy access to Cardiff. Cardiff Airport is also less than 20 minutes away by car.

The nearest train station to the development is just under a 10 minute drive away and offers direct services to Cardiff Central and Barry.

**5 BEDROOM HOMES**

**The Winterford**  
5 bedroom home  
Plots: 1, 109, 114, 123, 126, 194, 196, 240 & 301

**4 BEDROOM HOMES**

**The Standford**  
4 bedroom home  
Plots: 191, 203, 293 & 296

**The Ransford**  
4 bedroom home  
Plots: 2, 9, 110, 113, 120, 124, 127, 140, 142, 150, 188, 195, 202, 250, 259, 300 & 302

**The Manford**  
4 bedroom home  
Plots: 10, 15, 16, 32, 40, 41, 45, 82, 88, 104, 106, 112, 118, 119, 121, 122, 132, 145, 146, 184, 197, 198, 204, 206, 239, 244, 245, 254, 263, 281, 299, 303, 304, 319, 320 & 324

**The Dunham**  
4 bedroom home  
Plots: 8, 47, 86, 87, 116, 134, 135, 147, 160, 161, 186, 187, 253, 258, 260, 283, 284, 306, 307, 317 & 318

**The Lanford**  
4 bedroom home  
Plots: 3, 12, 17, 31, 39, 42, 46, 105, 111, 138, 144, 185, 192, 193, 205, 207, 212, 243, 246, 247, 252, 255, 264, 294, 295 & 323

**The Midford**  
4 bedroom home  
Plots: 5, 6, 7, 13, 14, 18, 30, 33, 35, 48, 83, 84, 89, 128, 129, 133, 136, 137, 139, 148, 149, 151, 158, 159, 162, 163, 164, 166, 167, 189, 190, 256, 257, 261, 262, 282, 305 & 308

**4 bedroom home**  
Plots: 71, 72, 168 & 169

**3 BEDROOM HOMES**

**The Colford**  
3 bedroom home  
Plots: 19, 29, 34, 107, 108, 125, 130, 131, 152, 200, 201, 241, 242, 297, 321 & 322

**The Easedale**  
3 bedroom home  
Plots: 4, 11, 36, 43, 44, 49, 81, 85, 103, 115, 117, 141, 143, 153, 165, 183, 199, 208, 213, 238, 248, 249, 251, 265, 296, 311, 316 & 325

**3 bedroom home**  
Plots: 37, 38, 277, 278, 309 & 310

**3 bedroom home**  
Plots: 24, 25, 98, 99, 217, 218, 225-228 & 235-237

**2 BEDROOM HOMES**

**2 bedroom home**  
Plots: 20-23, 90-92, 100-102, 154-157, 178-182, 209-211, 214-216, 275, 276, 279, 280 & 312-315

**2 bedroom home**  
Plots: 26-28, 50-60, 65-70, 77-80, 93-97, 170-177, 219-224, 229, 230, 270-274 & 285-292

**1 BEDROOM HOMES**

**1 bedroom home**  
Plots: 61-64, 73-76, 231-234 & 266-269

\*ah/r = Rental homes  
\*ah/lc = Low cost homes  
BCP = Bin collection point  
LEAP = Local Equipped Area of Play  
LAP = Local area of play  
SS = Sub Station  
V = Visitor parking  
▶ = Integral garage  
BT = BT box  
FP = Firepump



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. TWSW 58131 JUNE 2020.

## GWĒL YR YNYS

Off Cog Road  
Sully  
Vale of Glamorgan

### CONTACT US ON

02921 672914

### SATNAV

CF64 5UD

Instagram #taylorwimpey

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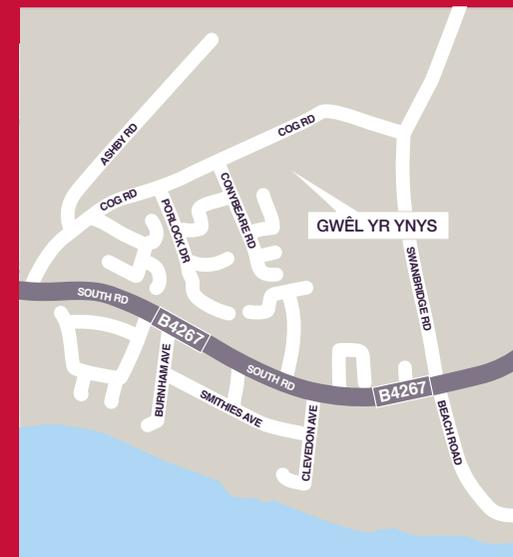
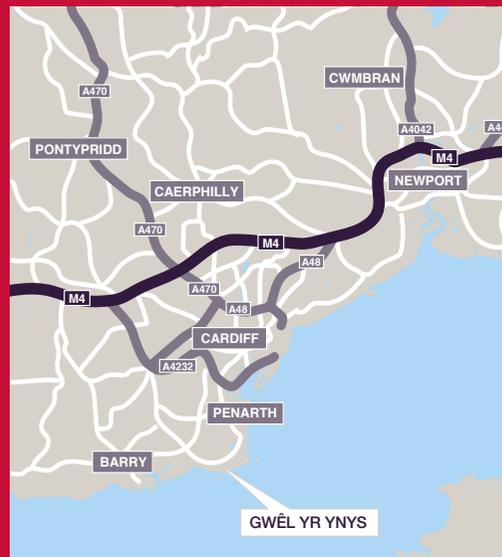
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### FROM CARDIFF BAY:

- Leave Cardiff Bay on Cardiff Bay link road (A4232 heading towards M4 West)
- After 1.4 miles exit onto A4055 towards Barry
- After 1.1 miles turn left onto Redlands road (B4267)
- After 3.7 miles, turn right onto Swanbridge Road
- After 0.2 miles, take a slight left onto Cog Road, and the development will be on your left

### FROM M4 (JUNCTION 33):

- Exit the M4 at Junction 33 and continue straight on the A4232 towards Penarth/Barry
- Continue for 3.2 miles and then take the A48/A4050 slip road to Cardiff (W)/Barry Airport
- At the roundabout, take the 3rd exit onto Port Road (A4050)
- At the roundabout, continue straight to stay on Port Rd/A4050
- Go through the next two roundabouts
- At the next roundabout, take the 2nd exit and stay on Port Rd/A4050
- At the roundabout, take the 1st exit onto Barry Docks Link Rd/A4231
- At the roundabout, continue straight onto Sully Moors Rd (B4267)
- At the roundabout, take the 1st exit onto South Road (B4267)
- After 100 metres, turn left onto Cog Road
- Continue on Cog Road, and the development will be on your right



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# THE WINTERFORD

5 BEDROOM HOME

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# THE WINTERFORD

The Winterford is a spacious family home offering space for day to day living. A large hallway opens onto two reception rooms, a study and a guest cloakroom. The kitchen and dining area open onto the private rear garden. Upstairs, there is a well proportioned en suite master bedroom, three further double bedrooms, one with en suite plus a further bedroom and a main bathroom.

## GROUND FLOOR



<b>Lounge</b>	5.22m × 4.12m	17' 2" × 13' 7"
<b>Lounge 2</b>	4.74m × 3.56m	15' 7" × 11' 8"
<b>Kitchen/Dining</b>	6.36m × 3.83m	20' 11" × 12' 7"
<b>Study</b>	2.97m × 2.60m	9' 9" × 8' 6"

## FIRST FLOOR



<b>Master Bedroom</b>	4.05m × 3.56m	13' 4" × 11' 8"
<b>Bedroom 2</b>	3.49m × 3.79m	11' 5" × 12' 5"
<b>Bedroom 3</b>	3.95m × 2.66m	13' 0" × 8' 9"
<b>Bedroom 4</b>	2.75m × 3.44m	9' 0" × 11' 3"
<b>Bedroom 5</b>	2.76m × 2.71m	9' 1" × 8' 11"



\* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. TWSW 58131 JUNE 2020.

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# THE STANDFORD

4 BEDROOM HOME

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# THE STANDFORD

The Stanford is a 4 bedroom family home with substantial accommodation with plenty of space for either growing families or professional couples. An entrance lobby leads to a good sized lounge, an open plan kitchen/breakfast room and a study. A family dining room, with French doors opening onto the private garden, is connected to the lounge by double doors. The ground floor also features a utility room and under stairs storage. Upstairs, an en suite master bedroom, two further spacious bedrooms, one with en suite, a well proportioned fourth bedroom and a main bathroom are found off the landing.

## GROUND FLOOR



<b>Lounge</b>	3.66m × 4.96m	12' 0" × 16' 3"
<b>Kitchen (max.)</b>	6.32m × 3.80m	20' 9" × 12' 6"
<b>Dining</b>	3.66m × 2.72m	12' 0" × 8' 11"
<b>Study</b>	2.54m × 2.92m	8' 4" × 9' 7"

## FIRST FLOOR



<b>Master Bedroom</b>	3.72m × 3.83m	12' 3" × 12' 7"
<b>Bedroom 2</b>	2.75m × 3.52m	9' 0" × 11' 7"
<b>Bedroom 3 (max.)</b>	4.06m × 3.47m	13' 4" × 11' 5"
<b>Bedroom 4 (max.)</b>	3.72m × 3.06m	12' 3" × 10' 1"



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# THE RANSFORD

4 BEDROOM HOME

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# THE RANSFORD

The Ransford is a substantial double fronted four bedroom home, perfect for flexible living. A large dual aspect living room and kitchen/dining room, both with French doors out to the garden, make up most of the downstairs. A study, cloakroom and under stairs storage complete the ground floor. Upstairs, the landing leads to a well proportioned en suite master bedroom, three further spacious bedrooms, one with en suite and main bathroom.

## GROUND FLOOR



<b>Lounge</b>	3.84m × 7.10m	12' 7" × 23' 4"
<b>Kitchen/Dining</b>	6.60m × 3.47m	21' 8" × 11' 5"
<b>Study</b>	3.84m × 2.48m	12' 7" × 8' 2"

## FIRST FLOOR



<b>Master Bedroom</b>	3.92m × 3.54m	12' 11" × 11' 7"
<b>Bedroom 2</b>	3.25m × 3.54m	10' 8" × 11' 7"
<b>Bedroom 3 (min.)</b>	2.80m × 2.82m	9' 2" × 9' 3"
<b>Bedroom 4</b>	3.84m × 2.24m	12' 7" × 7' 5"



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# THE MANFORD

4 BEDROOM HOME

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# THE MANFORD

The Manford is a traditional 4 bedroom home. The entrance hallway leads to a kitchen/dining room, which has French doors to the rear garden. A living room and a separate study are found at the front of the property, while there's also a guest cloakroom. An en suite master bedroom and three further well proportioned bedrooms are found upstairs, along with a main bathroom.

## GROUND FLOOR



<b>Lounge</b>	3.88m × 4.74m	12' 9" × 15' 7"
<b>Kitchen/Dining</b>	8.11m × 2.88m	26' 7" × 9' 6"
<b>Study</b>	2.10m × 2.65m	6' 11" × 8' 8"

## FIRST FLOOR



<b>Master Bedroom (max.)</b>	3.88m × 3.03m	12' 9" × 9' 11"
<b>Bedroom 2 (max.)</b>	3.09m × 3.33m	10' 2" × 10' 11"
<b>Bedroom 3 (max.)</b>	3.03m × 3.66m	10' 0" × 12' 0"
<b>Bedroom 4 (max.)</b>	2.75m × 3.28m	9' 0" × 10' 9"



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# THE DUNHAM

4 BEDROOM HOME

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# THE DUNHAM

The Dunham is a traditional four bedroom family home with an integral garage. From the hall you can access a spacious living room, and the well-sized kitchen/dining area which opens through French doors to the garden. The ground floor is completed by a WC and under stairs storage. The upstairs layout consists of four bedrooms, including a master bedroom with en suite, a family bathroom and further storage space.

## GROUND FLOOR



<b>Lounge (max.)</b>	4.06m × 4.22m	13' 4" × 13' 10"
<b>Kitchen/ Dining (max.)</b>	6.51m × 3.85m	21' 4" × 12' 8"

## FIRST FLOOR



<b>Master Bedroom</b>	3.37m × 4.24m	11' 1" × 13' 11"
<b>Bedroom 2</b>	4.11m × 2.83m	13' 6" × 9' 4"
<b>Bedroom 3</b>	3.44m × 3.28m	11' 3" × 10' 9"
<b>Bedroom 4</b>	2.65m × 2.83m	8' 9" × 9' 4"



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# THE LANFORD

4 BEDROOM HOME

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# THE LANFORD

The Lanford is a four bedroom home designed for family living. Downstairs, an open plan kitchen/dining room leads through to the garden via French doors, while there is also a lounge, a study and a downstairs cloakroom. Upstairs, a spacious master bedroom with en suite shower room can be located, along with three further bedrooms and a family bathroom.

## GROUND FLOOR



<b>Lounge</b>	3.24m × 4.57m	10' 8" × 15' 0"
<b>Kitchen/Dining</b>	2.85m × 6.87m	9' 4" × 22' 7"
<b>Study</b>	2.17m × 2.21m	7' 2" × 7' 3"

## FIRST FLOOR



<b>Master Bedroom</b>	3.33m × 3.47m	10' 10" × 11' 5"
<b>Bedroom 2</b>	2.69m × 2.82m	8' 10" × 9' 3"
<b>Bedroom 3</b>	2.84m × 2.59m	9' 4" × 8' 6"
<b>Bedroom 4 (max.)</b>	3.31m × 2.62m	10' 11" × 8' 7"



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# THE MIDFORD

4 BEDROOM HOME

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# THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the well proportioned four bedroom Midford. A spacious kitchen/dining room leads through French doors to the garden, and a handy utility room provides a useful space for laundry. A separate living room and a guest cloakroom complete the ground floor layout. The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

## GROUND FLOOR



<b>Lounge</b>	3.62m × 4.49m	11' 11" × 14' 9"
<b>Kitchen/Dining</b>	5.71m × 3.38m	18' 9" × 11' 1"

## FIRST FLOOR



<b>Master Bedroom</b>	3.27m × 3.61m	10' 9" × 11' 10"
<b>Bedroom 2</b>	2.81m × 3.53m	9' 3" × 11' 7"
<b>Bedroom 3 (min.)</b>	2.81m × 2.52m	9' 3" × 8' 3"
<b>Bedroom 4</b>	2.35m × 2.23m	7' 9" × 7' 4"



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# THE COLTFORD

3 BEDROOM HOME

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# THE COLTFORD

The 3 bedroom Coltford is a versatile family home designed for those who need a little bit more space. Located off the entrance hallway is a large lounge, with access through to the kitchen/dining room, which has been set up to be the focal point of the house, along with French doors which open onto the private rear garden. A guest cloakroom and a large storage cupboard beneath the stairs are also on the ground floor. Upstairs, a well proportioned double bedroom with built in wardrobe space spans the full width of the property. From the landing there is access to two further bedrooms, one of which is a double, and a family bathroom.

## GROUND FLOOR



<b>Lounge (max.)</b>	4.24m × 4.22m	13' 11" × 13' 10"
<b>Kitchen/Dining</b>	5.27m × 3.00m	17' 4" × 9' 10"

## FIRST FLOOR



<b>Master Bedroom</b>	4.58m × 3.00m	15' 1" × 9' 10"
<b>Bedroom 2</b>	3.00m × 3.46m	9' 10" × 11' 4"
<b>Bedroom 3 (min.)</b>	2.18m × 2.13m	7' 2" × 7' 0"



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The logo for Taylor Wimpey, with 'Taylor' stacked above 'Wimpey' in a dark blue serif font.

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# THE EASEDALE

3 BEDROOM HOME

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# THE EASEDALE

The Easedale is a three bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to the en suite master bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

## GROUND FLOOR



<b>Lounge</b>	3.02m × 5.10m	9' 11" × 16' 9"
<b>Kitchen/Dining</b>	2.95m × 5.10m	9' 8" × 16' 9"

## FIRST FLOOR



<b>Master Bedroom</b>	3.08m × 3.78m	10' 1" × 12' 5"
<b>Bedroom 2</b>	2.95m × 2.86m	9' 8" × 9' 5"
<b>Bedroom 3</b>	2.95m × 2.15m	9' 8" × 7' 1"



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# GWÊL YR YNYS. A VERY SPECIAL PLACE TO BE

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A warm welcome to Gwêl yr Ynys.

Nestled away in the historic village of Sully is a premium selection of three, four and five bedroom homes. Ideal for couples, growing families and downsizers, the homes at Gwêl yr Ynys are located in the beautiful Vale of Glamorgan countryside in close proximity to Penarth and the centre of Cardiff. Sully offers the perfect opportunity to enjoy village, seaside and city life.

## MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

# LIVE AND LOVE VILLAGE LIFE

Situated in the Vale of Glamorgan near to Penarth and Cardiff, Gwêl yr Ynys is full of rural charm and breathtaking views and has an extensive range of three, four and five bedroom homes which offer flexible living to suit the needs of varying purchasers.

If you're looking for the simplicity of rural life, while remaining well-connected to Cardiff, then Gwêl yr Ynys is the perfect place for you to settle.



Cosmeston Lake



Penarth Pier



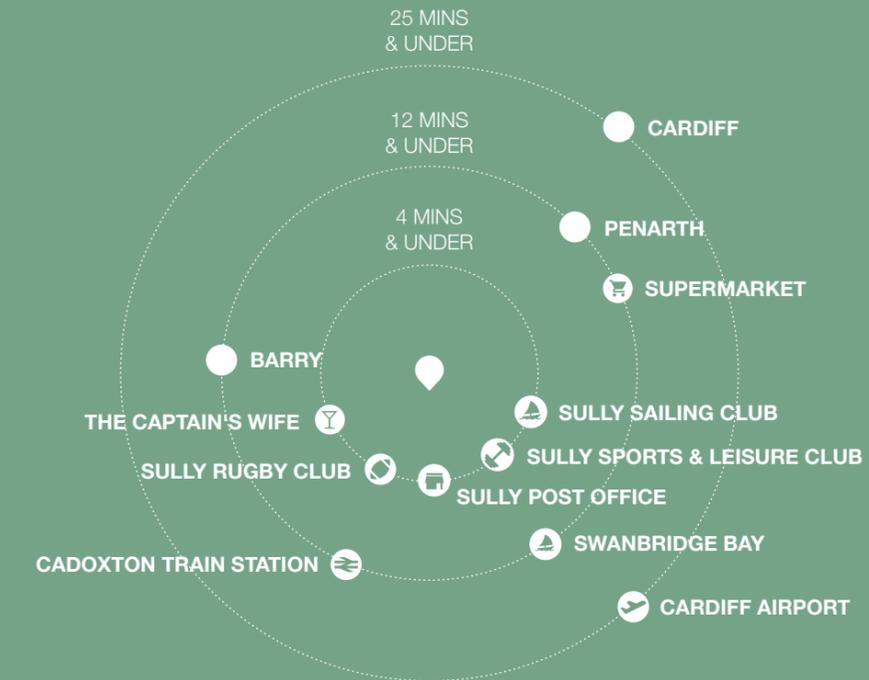
New community

# THE PERFECT PLACE TO BE

If you enjoy taking a relaxing stroll by open waters before settling down at the local pub, then you will love Sully.

Located in the heart of the charming village of Sully, Gwêl yr Ynys boasts uninterrupted views and open green spaces which provide many attractive nature walks and cycle routes. Ultimately, Gwêl yr Ynys offers a peaceful solace in a rural location but close to the convenience and amenities from the nearby town of Penarth and Cardiff.

## TRAVELLING BY CAR



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.



Cardiff Millenium Centre



Cardiff Castle



Sully Island



## WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



## WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



Cefnogiwr gan Lywodraeth Cymru Supported by Welsh Government

Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP YOU BUY



### PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



### EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

HERE TO HELP YOU SELL

To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.

# FROM LOOKING ROUND TO MOVING IN...





# STANDARD SPECIFICATION - GWÊL YR YNYS

To find out about our full range of option upgrades, please speak to a Sales Executive, or visit your Touchpoint account

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information.  
Correct at time of print - 58131 TWSW JUNE 2020

## Kitchen

Choice of stylish and contemporary fitted-Symphony Kitchen

Choice of post-formed laminate worktops

Stainless steel 1.5 bowl sink and drainer with mixer tap

Space for fridge freezer, washing machine and dishwasher

Stainless steel splash back above hob

Stainless steel oven, 4 burner gas hob and extractor hood

Under cabinet lighting

## Bathroom, En suite and Cloakrooms

Chrome taps and fittings

Choice of Porcelanosa tiling (Grout specified by Porcelanosa)

Half-height tiling to all walls (bathroom and en suite only)

## Central Heating/Hot Water System

Fully programmable gas central heating providing hot water

Thermostatic radiators in selective rooms

## Electrical Features

TV socket to lounge, and telephone point to hall way

Mains operated smoke detectors interconnected with battery backup

TV point to master bedroom (to specific house types)

Coach light and wireless Honeywell Doorbell to front of home

USB point to kitchen

Fibre optic hub under stairs with double socket

## Window, Doors and Joinery

UPVC double glazed lockable windows

Front doors with chrome ironmongery and IG multipoint locking system

Internal Newark doors with white finish and chrome ironmongery

White-painted staircase with handrails to three bedroom homes

White-painted staircase with oak handrail and newels to four and five bedroom homes

## Finishing Touches

White emulsion to all internal walls

Wardrobes to master bedroom and bedroom 2 in three bedroom homes

Wardrobes to master bedroom, bedroom 2 and bedroom 3 in four bedroom homes

Wardrobes to master bedroom, bedroom 2 and bedroom 3 and bedroom 4 in five bedroom homes

## External Features

Front garden landscaping

Turf to the rear garden

Close board fencing to rear garden

Wire only for rear light

Outside tap

Coach light to front

Detached garages – power & light when garage is situated within the property curtilage

## NHBC 10-year Warranty

NHBC warranty against structural defects for a 10-year period following the date of build completion

A range of optional upgrades are available subject to build stage

Taylor Wimpey warranty for 2 years from date of legal completion

## Fire Protection

Internal Sprinkler system fitted in accordance with current Welsh Building Regulations