



Coed Issa

BRYMBO, WREXHAM

Here you'll find a charming collection of three and four-bedroom homes in the popular village of Brymbo, on the outskirts of Wrexham town centre.

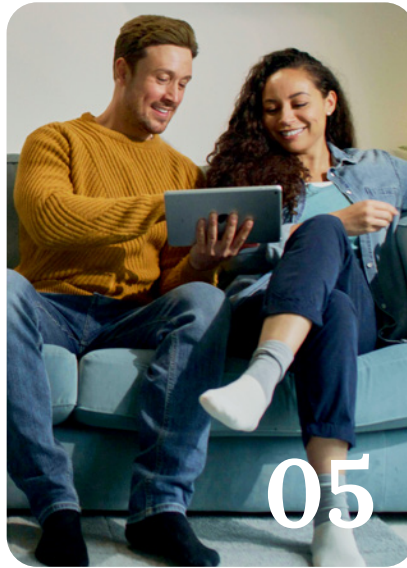
Taylor
Wimpey

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Welcome to Coed Issa

A warm welcome to Coed Issa. Here you'll find a charming collection of three and four-bedroom homes in the popular village of Brymbo, on the outskirts of Wrexham town centre.

Those looking for a home in the heart of the Welsh countryside with easy access to shops, as well as good primary and secondary schools will be perfectly catered for at Coed Issa.



[→ View the site plan](#)

Love life in Brymbo

If you love the rural charm of the Welsh countryside, yet still need great access to local amenities, connections for work, as well as a number of highly regarded schools, Coed Issa is the perfect place to call home.

Steeped in ancient history and heritage, this charming village is surrounded by areas of natural beauty including Alyn Waters Country Park, Llandegla Forest and the vast Welsh countryside. For those interested in shopping, the market town of Wrexham is just a short drive away where you will find a number of high street shops, pubs and restaurants for everyone to enjoy.



Local countryside



Chirk Castle N.T.



Gresford Sailing Club



Watch development video



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

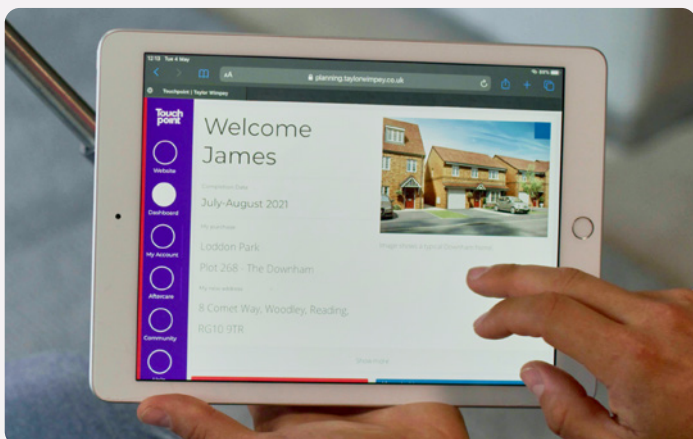
You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Find out more



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and taps, and lighting* give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood.

Utility rooms†

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from an shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden†

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. 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. † = Where applicable.

Specification of our houses

Kitchens	
Fitted kitchen with choice of door fronts*	✓
Choice of post formed laminate worktops with matching upstand*	✓
Chrome 1.5 bowl sink and Zeno tap†/1 bowl	✓
Stainless steel electric oven and built-in gas hob	✓
Integrated hood	✓
Stainless steel splashback above hob	✓
Bathrooms, en suites, utility and cloakrooms	
Chrome taps and fittings	✓
Choice of splashback tiling from selected range*	✓
Modern white sanitaryware	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
CAT 5 or 6 data cabling	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to detached garages within curtilage area (site layout dictates)	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

Finishing touches	
White emulsion to walls and ceiling	✓
White paint to woodwork	✓
White doors with chrome ironmongery	✓
External features	
Smooth finish buff concrete slabs to pathways and patios	✓
Door number plate	✓
Front outside light	✓
Outside tap to rear garden	✓
Security and safety	
Mains operated smoke detectors supplied in line with building regulations	✓
Gardens, paths and drives	
Front garden turfed or shrubbed (weather permitting) [†]	✓
1.8m fencing to rear garden	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



Find out more

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Our homes

[→ 4 bedroom homes](#)



[→ 3 bedroom homes](#)



[→ View the site plan](#)



The Coltham

4 BEDROOM HOME, TOTAL NET 1,241 SQ FT



GROUND FLOOR

Kitchen/Dining

5.39m × 2.86m 17' 8" × 9' 5"

Lounge max.

3.84m × 4.53m 12' 7" × 14' 11"



FIRST FLOOR

Bedroom 1 max.

3.84m × 3.10m 12' 7" × 10' 2"

Bedroom 2

3.66m × 3.15m 12' 0" × 10' 4"

Bedroom 3

3.33m × 3.40m 10' 11" × 11' 2"

Bedroom 4

2.58m × 2.88m 8' 6" × 9' 6"

[→ Discover more about this home](#)

[→ View our current availability](#)

*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 81900_TWNW / January 2025.



The Lydford

4 BEDROOM HOME, TOTAL NET 1,083 SQ FT



GROUND FLOOR

Kitchen/Dining

5.36m × 3.38m 17' 7" × 11' 1"

Lounge

3.27m × 4.43m 10' 9" × 14' 6"



FIRST FLOOR

Bedroom 1

3.17m × 3.79m 10' 5" × 12' 5"

Bedroom 2

3.17m × 3.35m 10' 5" × 11' 0"

Bedroom 3 max.

2.10m × 3.30m 6' 11" × 10' 10"

Bedroom 4

2.10m × 2.23m 6' 11" × 7' 4"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Amersham

3 BEDROOM HOME, TOTAL NET 975 SQ FT



GROUND FLOOR

Kitchen/Dining

4.36m × 2.87m 14' 4" × 9' 5"

Lounge max.

3.47m × 4.03m 11' 5" × 13' 3"



FIRST FLOOR

Bedroom 1

3.21m × 4.21m 10' 6" × 13' 10"

Bedroom 2 max.

4.36m × 3.02m 14' 4" × 9' 11"

Bedroom 3 max.

2.89m × 2.88m 9' 6" × 9' 6"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Braxton

3 BEDROOM HOME, TOTAL NET 1,070 SQ FT



GROUND FLOOR

Kitchen/Dining max.
4.25m x 3.43m 14' 0" x 11' 3"

Lounge max.
3.19m x 4.19m 10' 6" x 13' 9"



FIRST FLOOR

Bedroom 2 max.
4.25m x 2.82m 14' 0" x 9' 3"

Bedroom 3
2.11m x 3.59m 6' 11" x 11' 10"



SECOND FLOOR

Bedroom 1 max.
3.16m x 6.64m 10' 4" x 21' 10"

[➔ Discover more about this home](#)

[➔ View our current availability](#)

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The Easedale

3 BEDROOM HOME, TOTAL NET 917 SQ FT



GROUND FLOOR

Kitchen/Dining

2.95m x 5.10m 9' 8" x 16' 9"

Lounge

3.02m x 5.10m 9' 11" x 16' 9"



FIRST FLOOR

Bedroom 1

3.08m x 3.81m 10' 1" x 12' 6"

Bedroom 2

2.95m x 2.86m 9' 8" x 9' 5"

Bedroom 3

2.95m x 2.15m 9' 8" x 7' 1"

[➔ Discover more about this home](#)

[➔ View our current availability](#)

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The Gosford

3 BEDROOM HOME, TOTAL NET 852 SQ FT



GROUND FLOOR

Kitchen/Dining

4.72m × 2.87m 15' 6" × 9' 5"

Lounge max.

3.69m × 4.26m 12' 1" × 14' 0"



FIRST FLOOR

Bedroom 1 min.

2.96m × 2.83m 9' 9" × 9' 4"

Bedroom 2

2.63m × 3.30m 8' 8" × 10' 10"

Bedroom 3 max.

2.00m × 3.55m 6' 7" × 11' 8"

[→ Discover more about this home](#)

[→ View our current availability](#)

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Ways to buy

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.



First time buyer?

 Here's how we can help

Existing home owner?

 Here's how we can help



Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01978 800 407**.



Find out how we can get you moving with our buying schemes.

[→ Book an appointment](#)

[→ How to buy a home](#)



COED ISSA Heritage Way, Brymbo, Wrexham LL11 5SW

CONTACT US ON 01978 800 407

Taylor Wimpey

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