

HERITAGE

- REDROW -

# MAES YR HAF AT PLASDŴR

CARDIFF

 REDROW



# WELCOME TO MAES YR HAF AT PLASDŴR



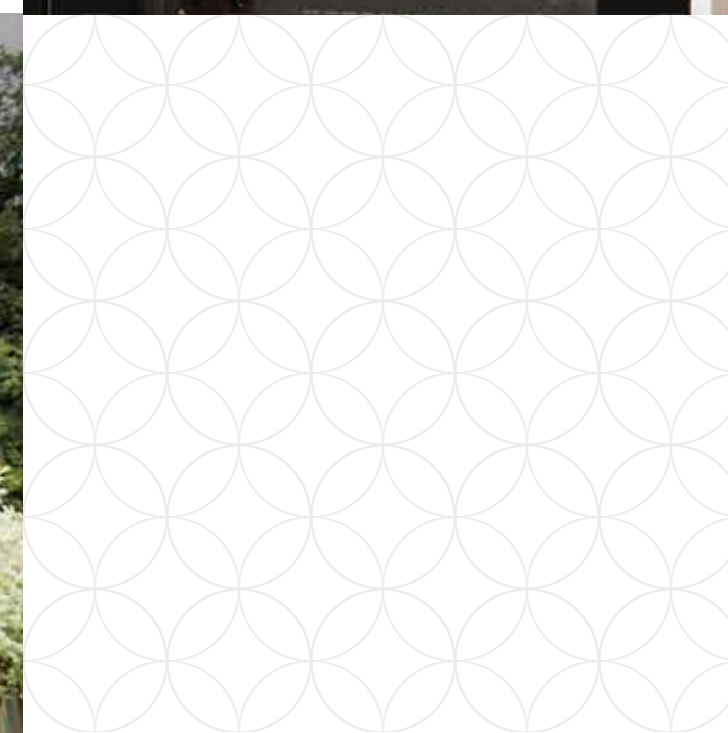
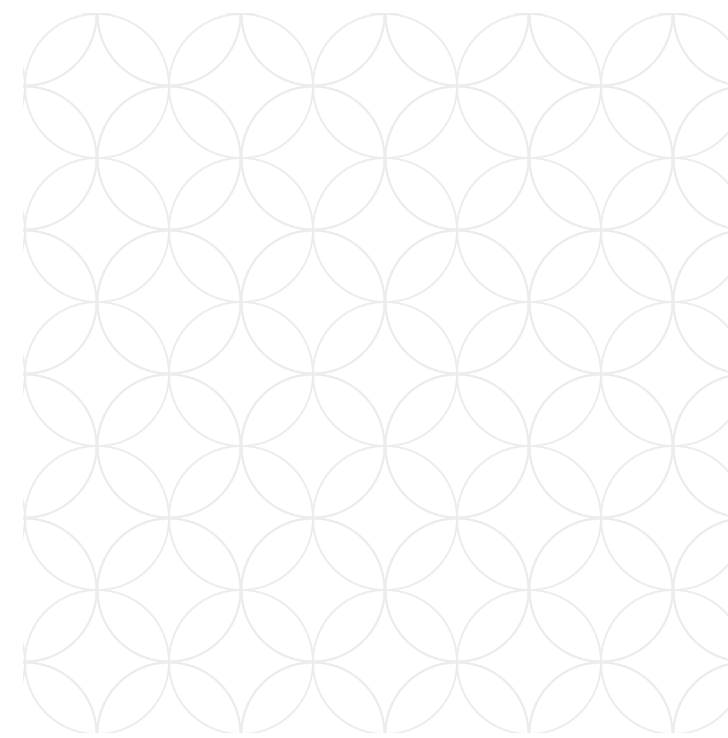
## A COLLECTION OF 3, 4 & 5 BEDROOM HOMES IN RADYR

Located on the edges of the vibrant, cosmopolitan city of Cardiff, yet surrounded by picturesque open green space and with a variety of amenities on your doorstep, Maes yr Haf is a development that offers the best of all worlds. This sophisticated selection of new homes is also part of Redrow's award-winning Heritage Collection, reflecting on the finery and attention to detail seen in the Arts and Crafts movement of the late 19th and early 20th centuries, but with all of the contemporary touches expected of modern, state-of-the-art housebuilding.



# DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.

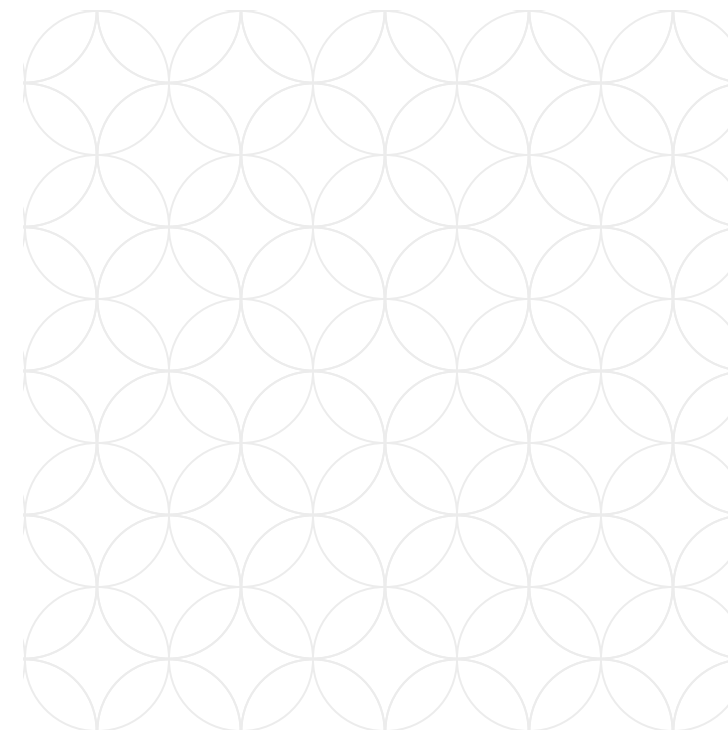


# BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.

# BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



# BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party. Once you're in your home our home owner support section of My Redrow will help you get settled.



## AN INSPIRED **NEW HOME**

Explore what makes this  
collection so unique

We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.

# WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this combined with the modern, high end interiors we pride ourselves on that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run around the property. These features add grandeur and depth to the front of the home and provide anchoring effect.





## ENJOY THE AREA

Maes yr Haf is part of Plasdŵr, a development project which is creating a world class community within a delightful country park setting, far from the congestion of the city, yet within easy commuting distance. A huge amount of planning and investment is going into Plasdŵr, including £40m for education and over £27m for transport improvements, to create a vibrant, self-contained and sustainable garden city designed around the needs of its residents, both now and in the future.



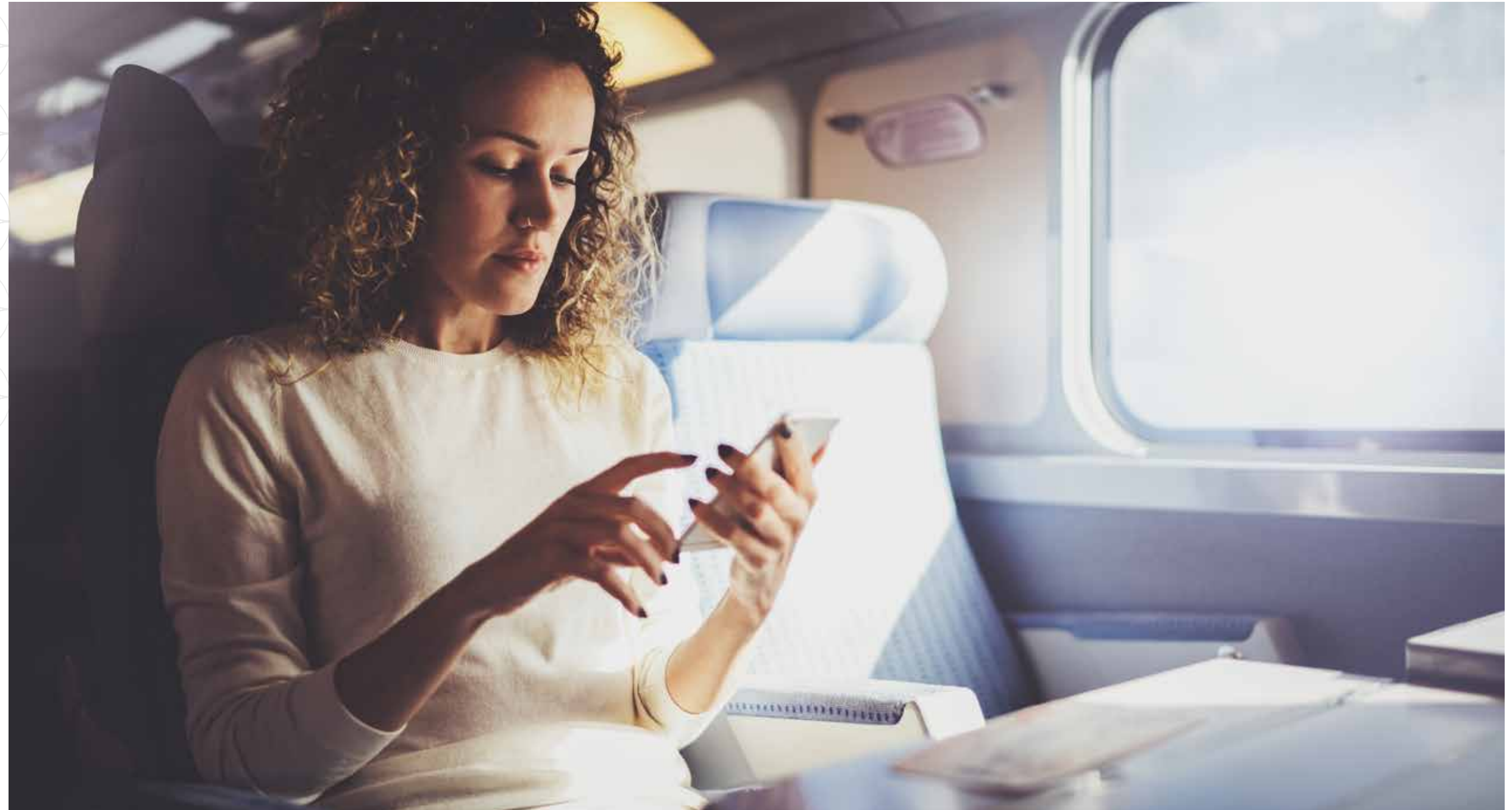
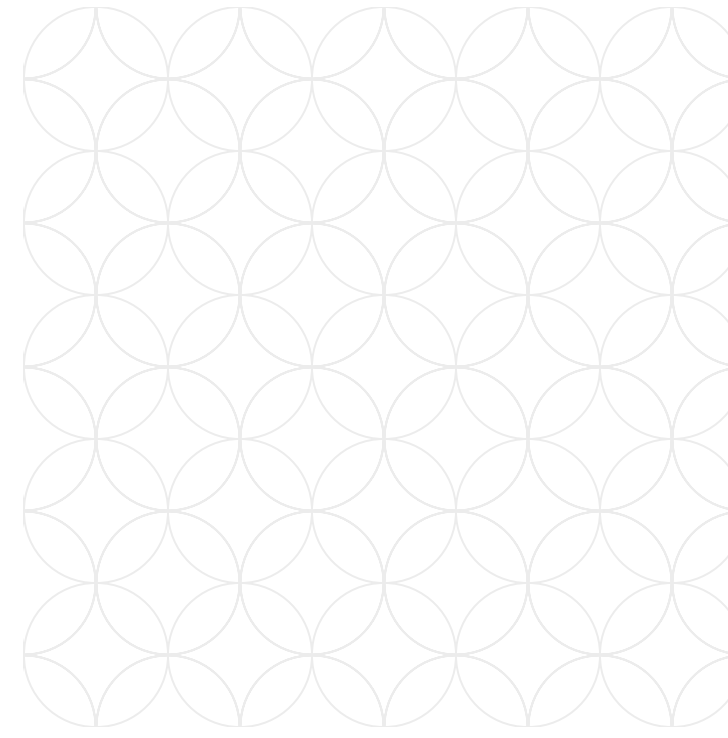
## ENJOY AN ACTIVE **LIFESTYLE**

Leisure and pleasure options are plentiful, with two sports centres, tennis, cricket and golf clubs all within easy reach, along with cinemas, performing arts and live music venues. For those looking to explore the Great Outdoors, Pontcanna and Blackweir Fields, and Brecon Beacons National Park are just a few of the beautiful countryside attractions on offer.



# OPPORTUNITIES FOR LEARNING

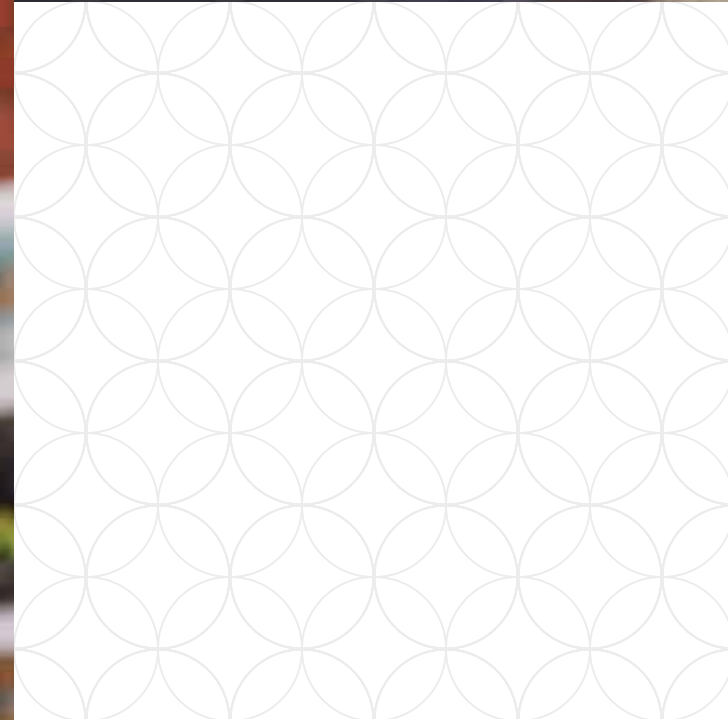
Parents of growing families, too, will be pleased to find education options for youngsters of all ages close to these Radyr new homes, with a range of primary, secondary and private schools all to be found within three miles of home.



# GETTING AROUND

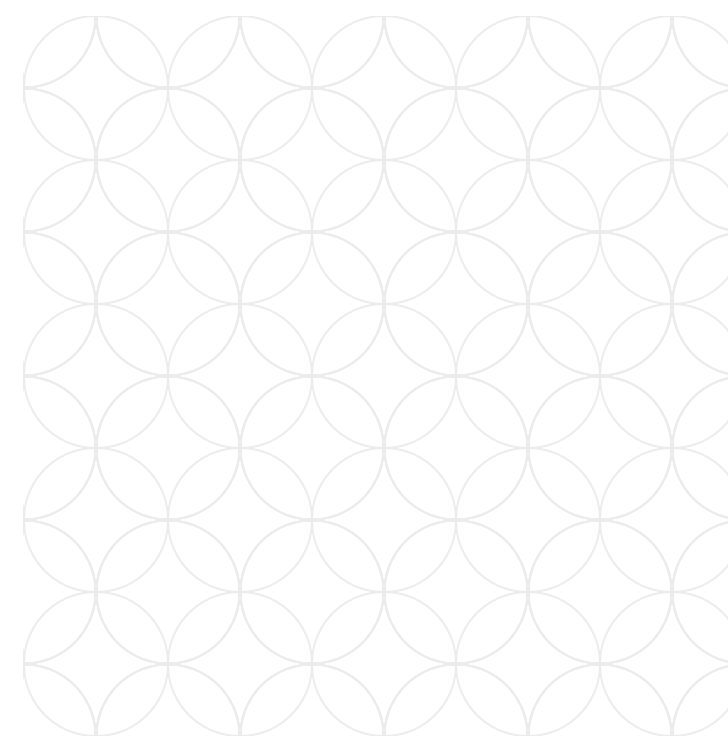
With the M4 motorway less than 10 minutes away for onward travel to Swansea, Bristol and London, and nearby Radyr station offering services to Cardiff Central in just 15 minutes, these new homes in Radyr will be ideal for families and commuters alike.

Amenities are in good supply in the area surrounding these new houses in Radyr, from the two convenience stores, post office and pharmacy located five minutes away in the car, to the Asda and Tesco supermarkets situated just over four miles from home. Only a little further away is the centre of Cardiff, with its rich and diverse selection of chain and independent stores to sample and enjoy.



# WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Maes Yr Haf**.

















# SO YOU GET MORE OUT

- Public Green Spaces
- Cycleways & Footpaths
- Community Orchard

# EXPLORE MAES YR HAF

## KEY

 <b>WARWICK</b> 3 BEDROOM DETACHED HOME	 <b>MENAI</b> 4 BEDROOM DETACHED HOME
 <b>OGMORE</b> 3 BEDROOM DETACHED HOME	 <b>LEAMINGTON LIFESTYLE</b> 3 BEDROOM DETACHED HOME
 <b>AMBERLEY</b> 3 BEDROOM DETACHED HOME	 <b>CANTERBURY</b> 4 BEDROOM DETACHED HOME
 <b>STRATFORD</b> 4 BEDROOM DETACHED HOME	 <b>WELWYN</b> 4 BEDROOM DETACHED HOME
 <b>OXFORD</b> 4 BEDROOM DETACHED HOME	 <b>HAMPSTEAD</b> 5 BEDROOM DETACHED HOME
 <b>OXFORD LIFESTYLE</b> 3 BEDROOM DETACHED HOME	 <b>HENLEY</b> 4 BEDROOM DETACHED HOME
 <b>CAMBRIDGE</b> 4 BEDROOM DETACHED HOME	 <b>AFFORDABLE HOUSING</b>

### Affordable Housing:

Plots 15-27  
Plots 29-31  
Plots 54- 68  
Plots 79-91

**B:** Bridleway



This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.



**HERITAGE**

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# THE AMBERLEY

THREE BEDROOM HOME





**HERITAGE**

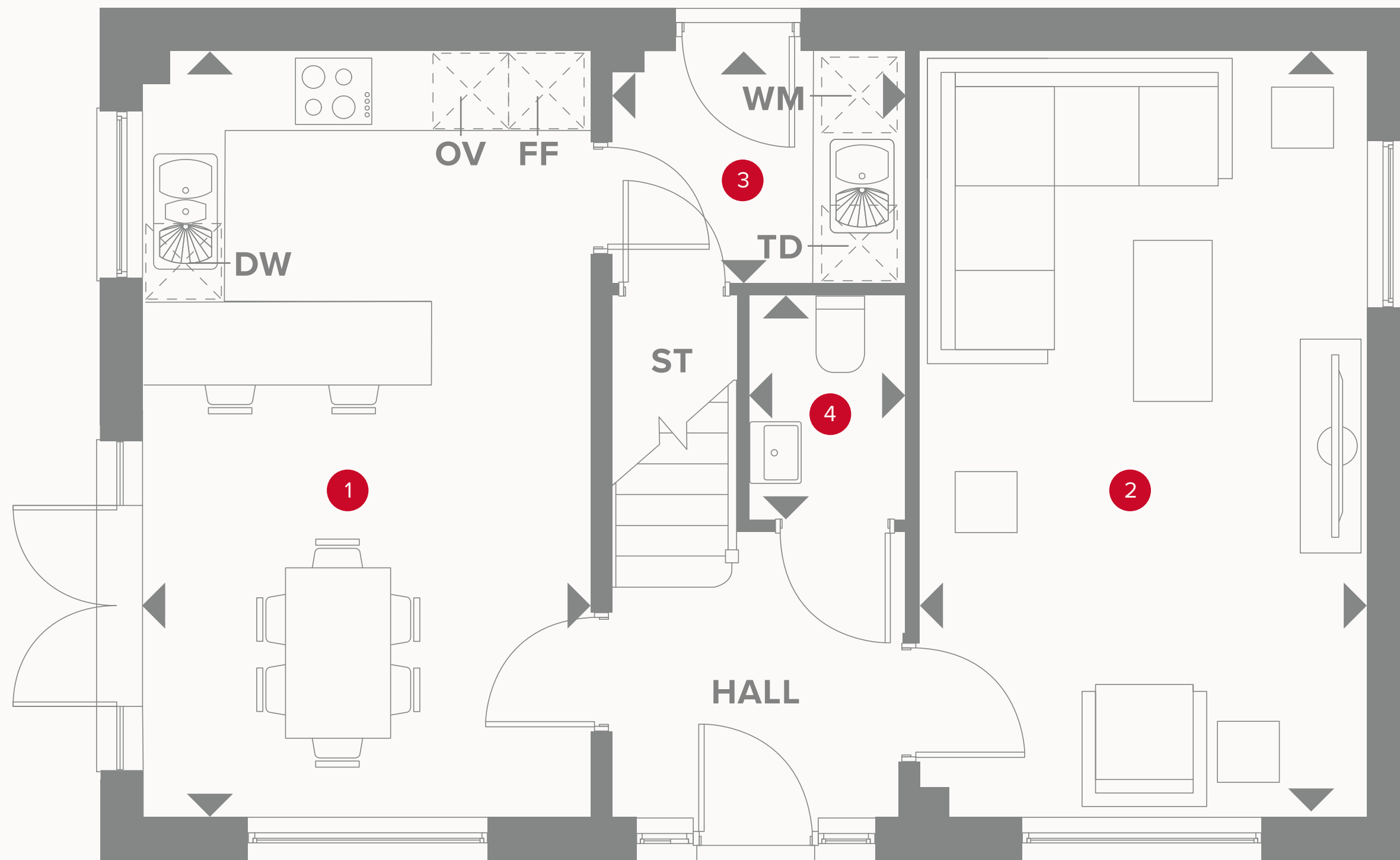
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# THE AMBERLEY

THREE BEDROOM HOME

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# THE AMBERLEY GROUND FLOOR




1	Kitchen/ Dining	18'7" x 11'1"	5.70 x 3.37 m
2	Lounge	18'7" x 11'1"	5.70 x 3.37 m
3	Utility	5'7" x 3'9"	1.70 x 1.14 m
4	Cloaks	7'1" x 5'6"	2.18 x 1.72 m



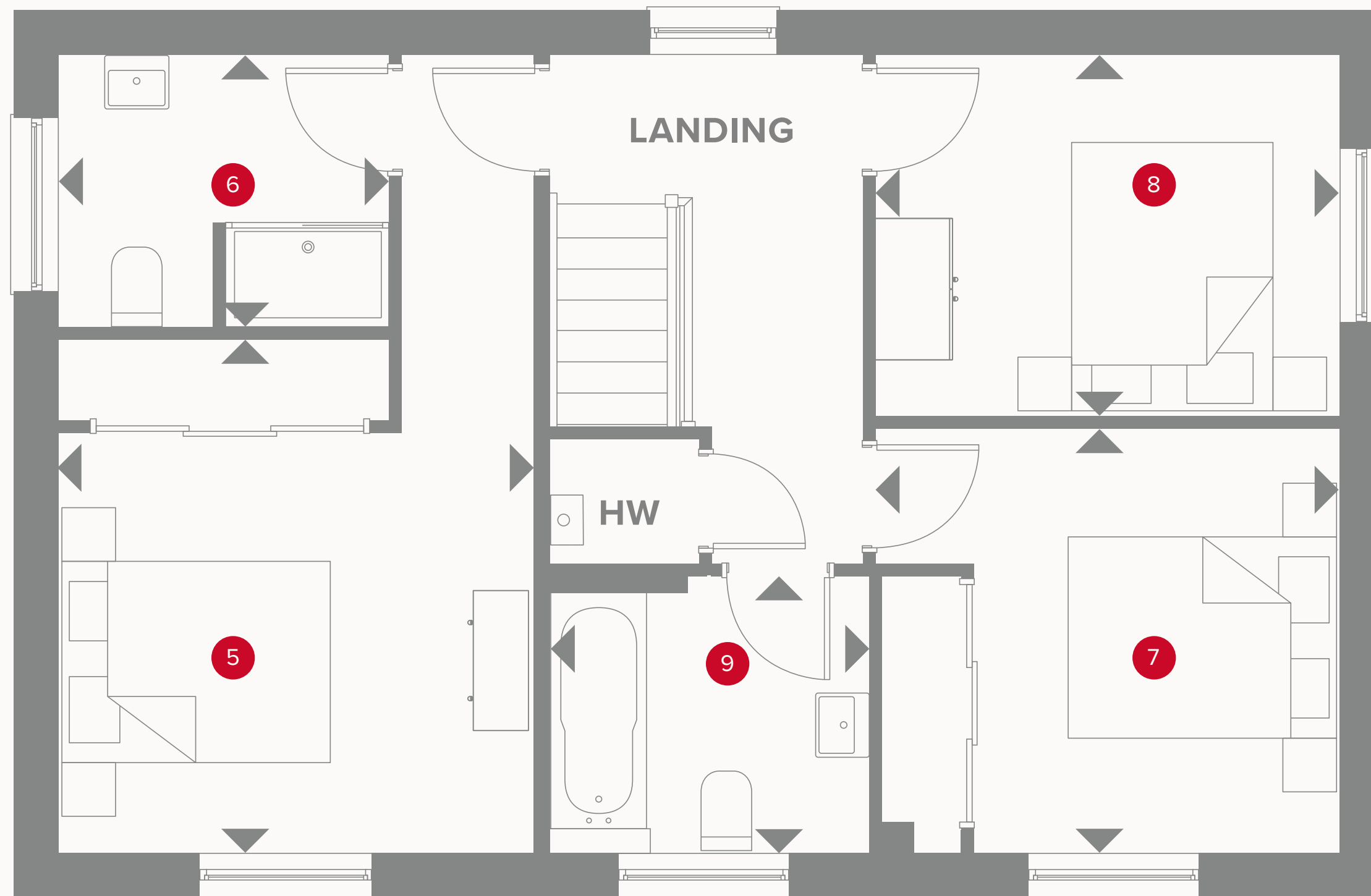
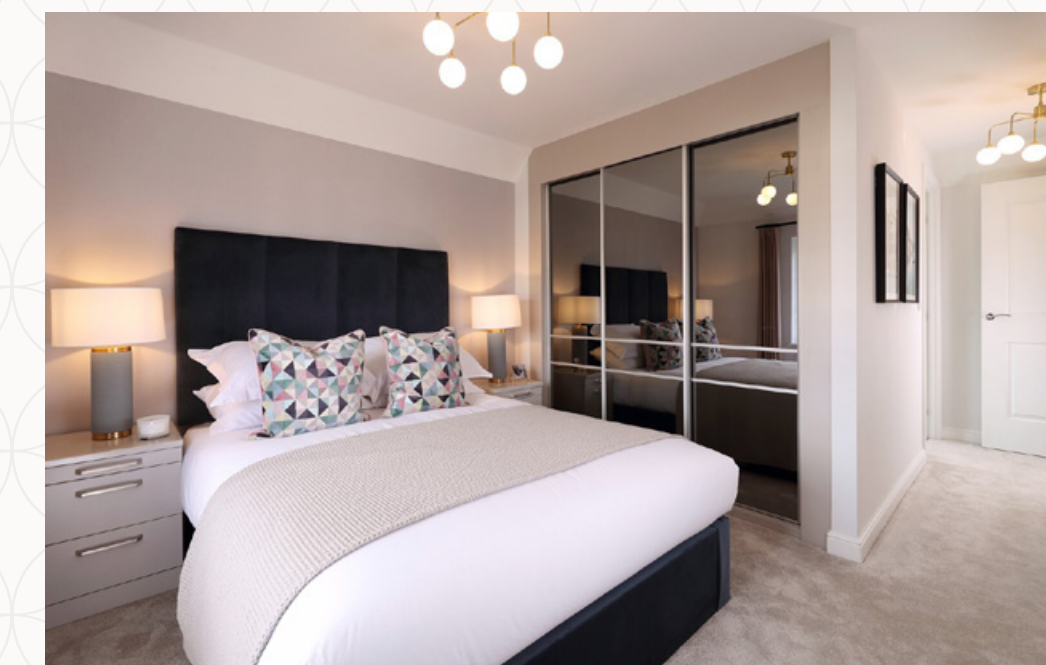
## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dishwasher space

# THE AMBERLEY FIRST FLOOR

5	Bedroom 1	12'0" x 11'1"	3.65 x 3.41 m
6	En-suite	7'9" x 6'4"	2.37 x 1.96 m
7	Bedroom 2	10'7" x 9'9"	3.27 x 3.01 m
8	Bedroom 3	10'8" x 8'5"	3.32 x 2.60 m
9	Bathroom	7'5" x 6'4"	2.31 x 1.95 m



## KEY

- ◀ Dimensions start
- HW Hot water storage



Customers should note this illustration is an example of the Amberley house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



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# THE LEAMINGTON LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**





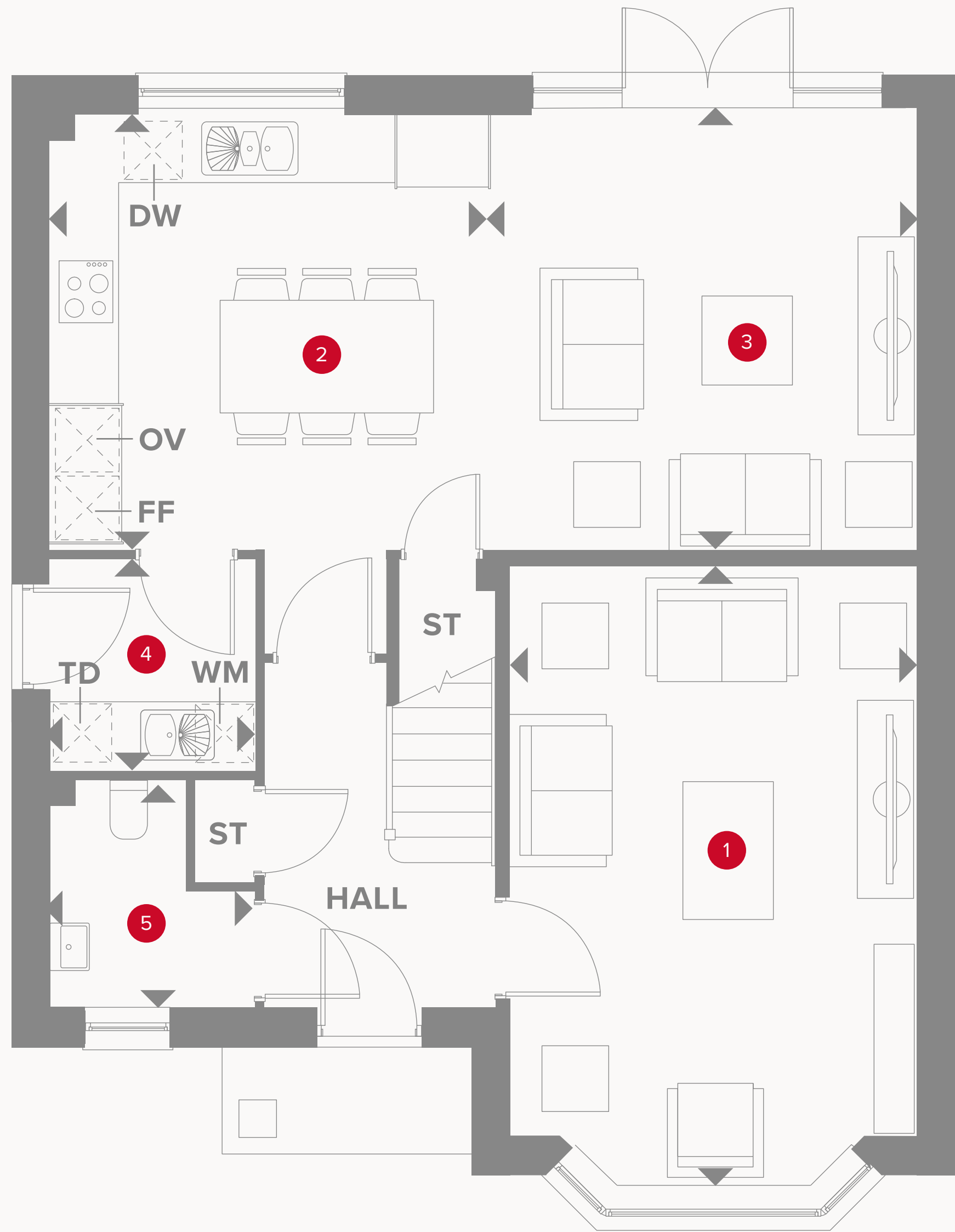
**HERITAGE**

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# THE LEAMINGTON LIFESTYLE

THREE BEDROOM DETACHED HOME

 **REDROW**



# THE LEAMINGTON LIFESTYLE GROUND FLOOR

1	Lounge	18'1" x 11'11"	5.51 x 3.63 m
2	Kitchen/Dining	12'8" x 12'6"	3.87 x 3.82 m
3	Family	12'6" x 12'6"	3.82 x 3.81 m
4	Utility	5'11" x 5'11"	1.81 x 1.80 m
5	Cloaks	6'6" x 5'11"	1.99 x 1.80 m

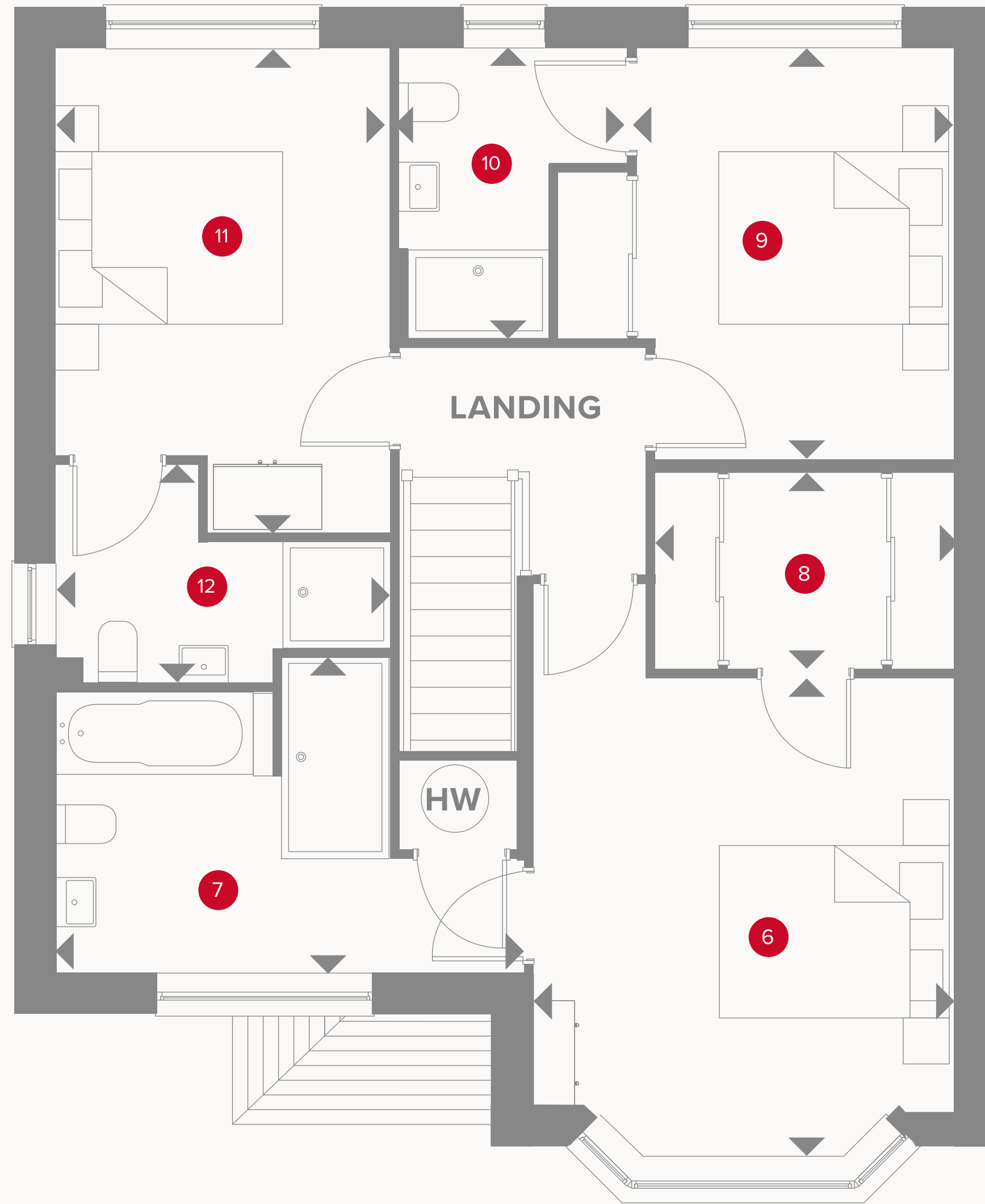


## KEY

- Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

- Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space

# THE LEAMINGTON LIFESTYLE FIRST FLOOR



6	Bedroom 1	13'6" x 11'11"	4.12 x 3.63 m
7	En-suite 1	9'5" x 9'2"	2.86 x 2.79 m
8	Wardrobe	8'4" x 5'5"	2.54 x 1.65 m
9	Bedroom 2	11'8" x 8'11"	3.55 x 2.72 m
10	En-suite 2	7'11" x 6'2"	2.41 x 1.93 m
11	Bedroom 3	13'9" x 9'3"	4.19 x 2.83 m
12	En-suite 3	9'3" x 6'0"	2.83 x 1.83 m



Customers should note this illustration is an example of the Leamington Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information.

## KEY

- ◀ Dimensions start
- HW Hot water cylinder



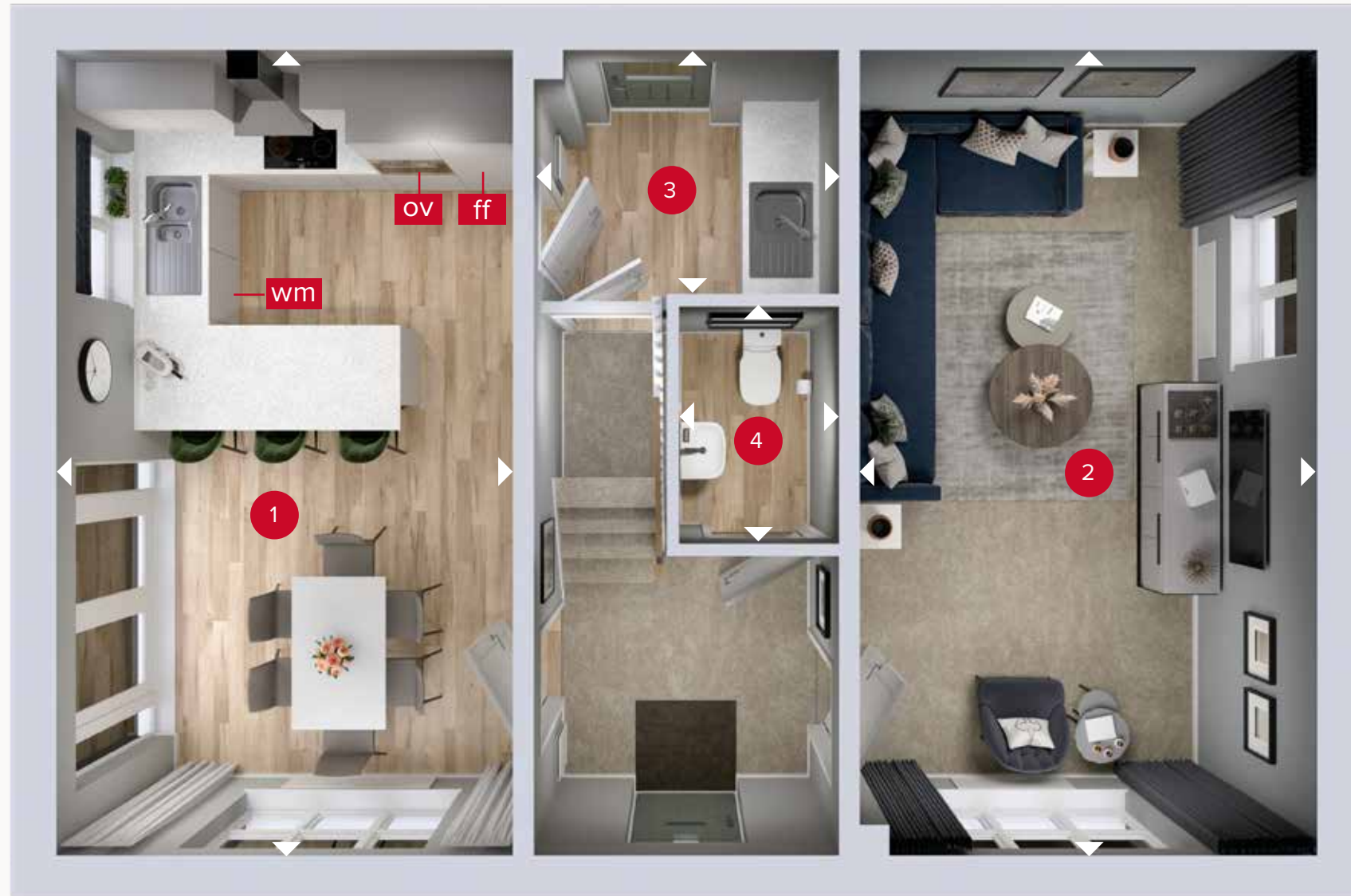
**HERITAGE**

- REDROW -

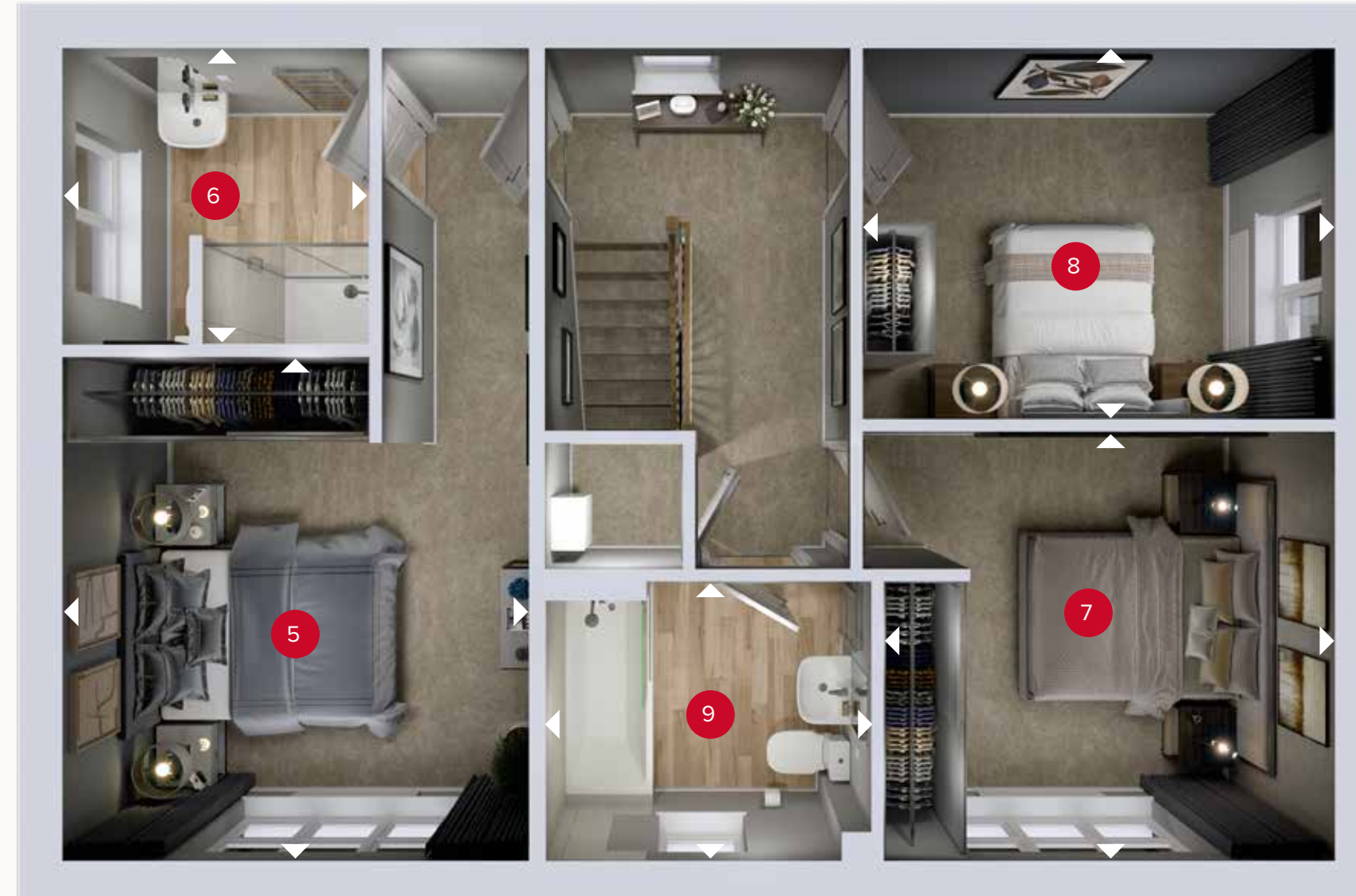
# THE OGMORE 2

THREE BEDROOM DETACHED HOME

 **REDROW**



**GROUND FLOOR**



**FIRST FLOOR**

## THE OGMORE 2

### GROUND FLOOR

1	Kitchen/Dining	18'9" x 10'8"	5.77 x 3.28 m
2	Lounge	18'9" x 10'7"	5.77 x 3.27 m
3	Utility	5'7" x 7'1"	1.75 x 2.18 m
4	Cloaks	5'5" x 3'7"	1.69 x 1.14 m

### FIRST FLOOR

5	Bedroom 1	11'7" x 10'8"	3.58 x 3.31 m
6	En-suite	6'8" x 7'1"	2.09 x 2.18 m
7	Bedroom 2	10'0" x 10'1"	3.04 x 3.35 m
8	Bedroom 3	8'6" x 11'0"	2.63 x 3.35 m
9	Bathroom	6'5" x 7'6"	1.98 x 2.32 m



Customers should note this illustration is an example of the Ogmore 2 house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. WF\_OGM2\_DM.1

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space





**HERITAGE**

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# THE OXFORD LIFESTYLE

THREE BEDROOM HOME





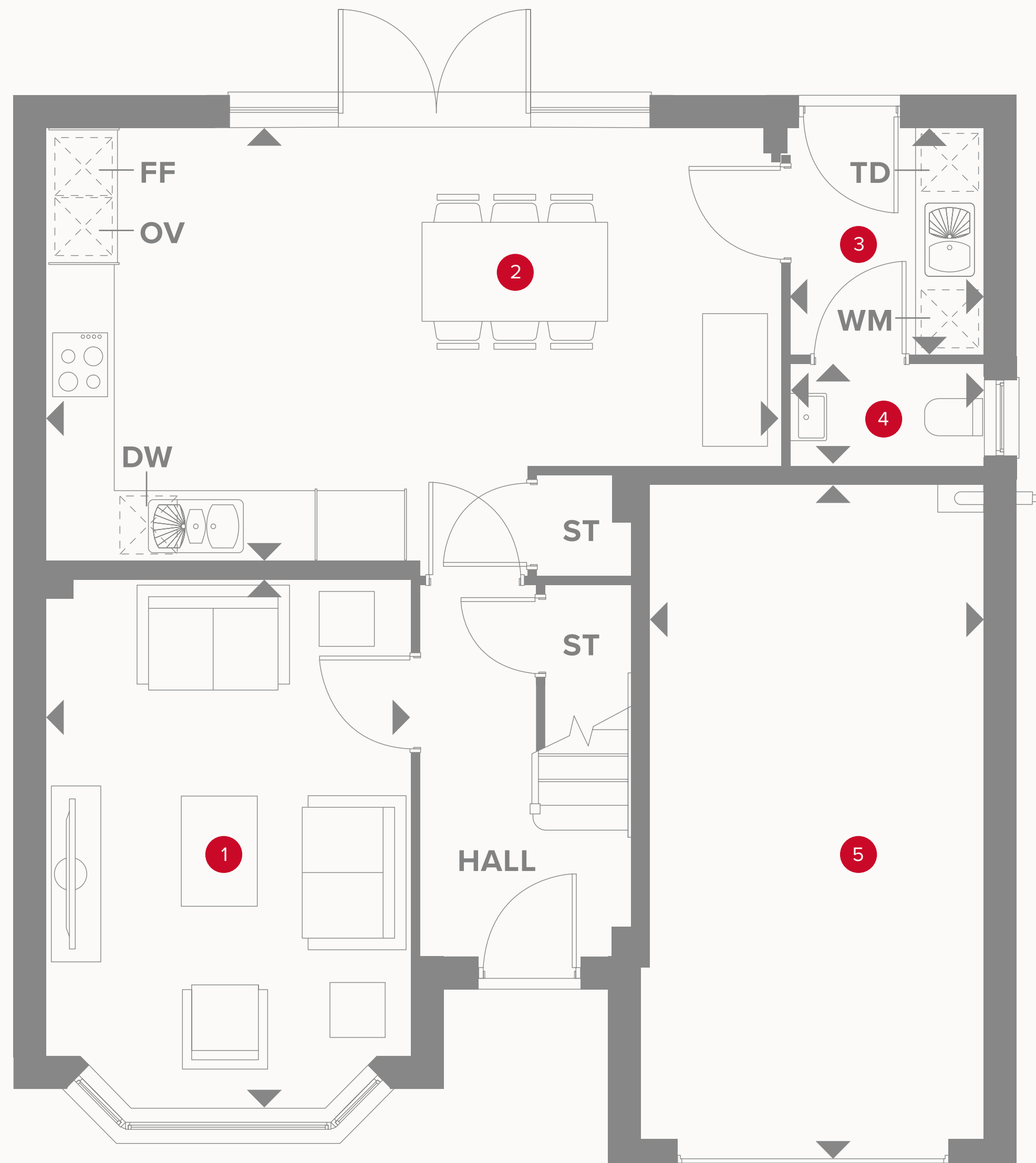
**HERITAGE**

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# THE OXFORD LIFESTYLE

THREE BEDROOM HOME







# THE OXFORD LIFESTYLE GROUND FLOOR

1	Lounge	15'7" x 10'8"	4.80 x 3.29 m
2	Kitchen/ Dining	22'3" x 12'7"	6.80 x 3.88 m
3	Utility	6'6" x 5'8"	2.02 x 1.78 m
4	Cloaks	5'8" x 3'1"	1.78 x 0.94 m
5	Garage	19'7" x 9'8"	6.00 x 3.00 m



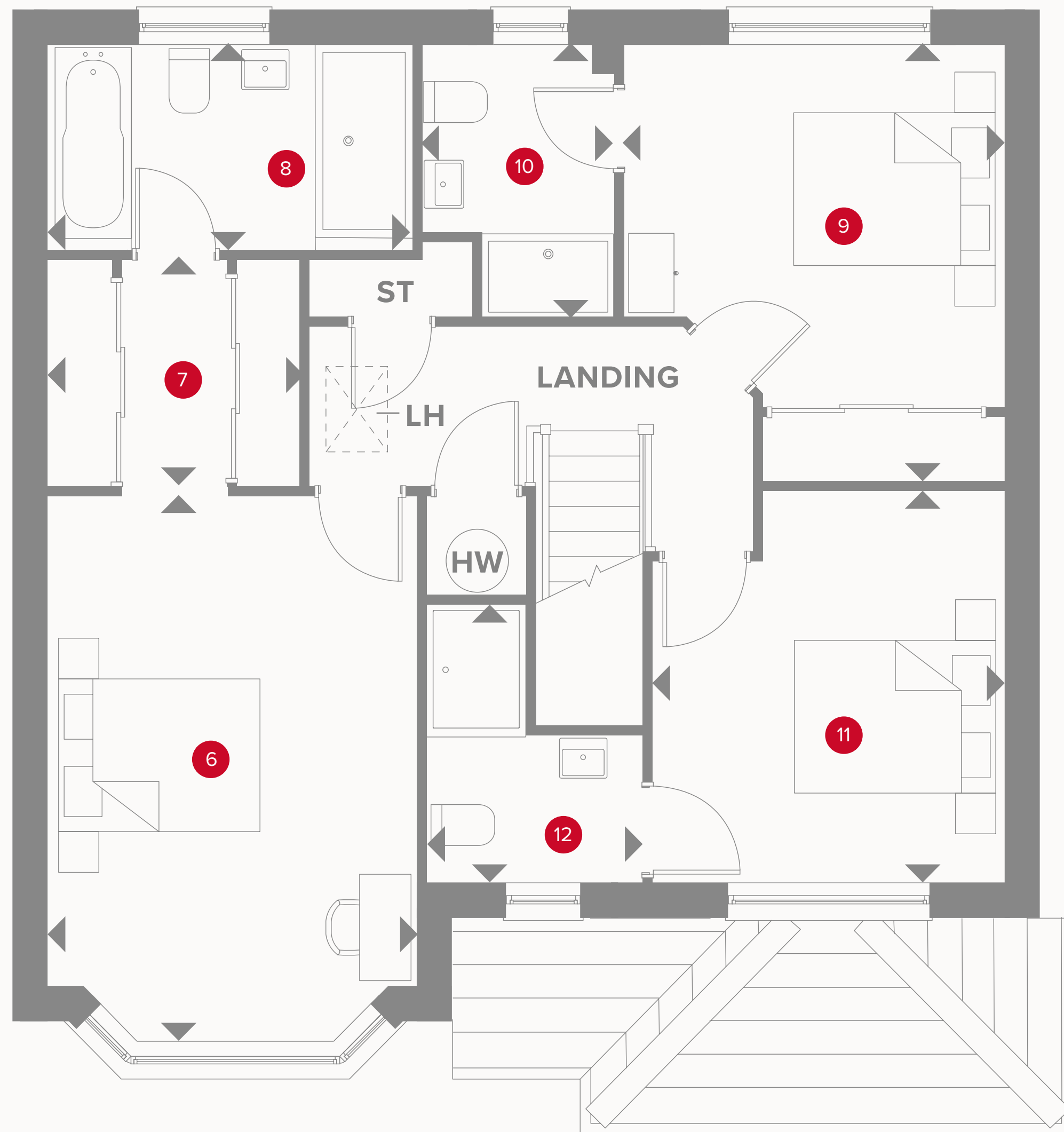
## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



# THE OXFORD LIFESTYLE FIRST FLOOR



6	Bedroom 1	15'8" x 10'8"	4.82 x 3.29 m
7	Dressing	7'5" x 6'7"	2.28 x 2.03 m
8	En-suite 1	10'7" x 5'9"	3.29 x 1.80 m
9	Bedroom 2	11'3" x 10'7"	3.46 x 3.27 m
10	En-suite 2	7'9" x 5'7"	2.41 x 1.73 m
11	Bedroom 3	11'5" x 10'0"	3.52 x 3.05 m
12	En-suite 3	8'2" x 6'4"	2.51 x 1.96 m



## KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch

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Customers should note this illustration is an example of the Oxford Lifestyle house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



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# THE WARWICK

THREE BEDROOM HOME

 **REDROW**



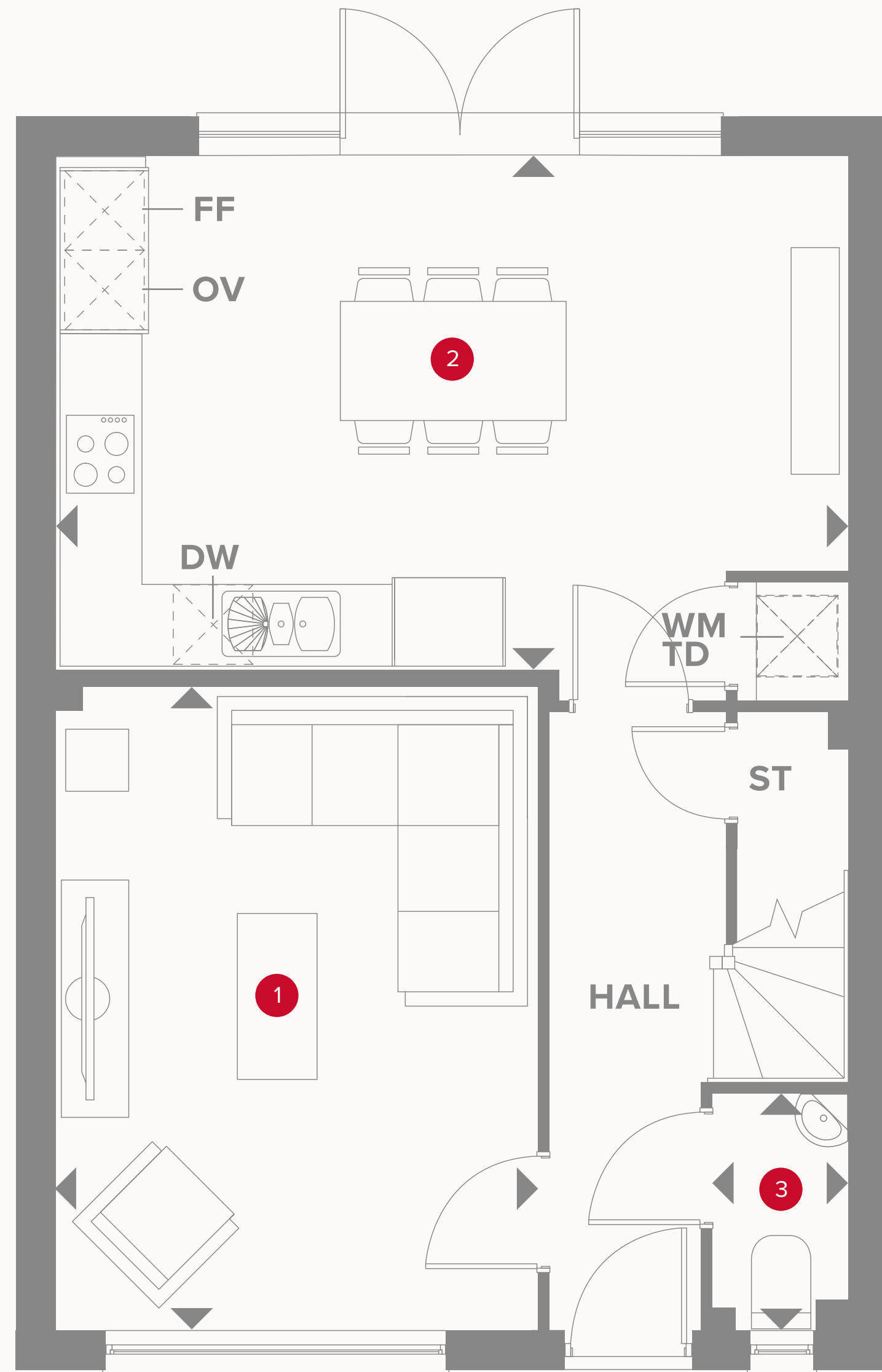
**HERITAGE**

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# THE WARWICK

THREE BEDROOM HOME







# THE WARWICK GROUND FLOOR

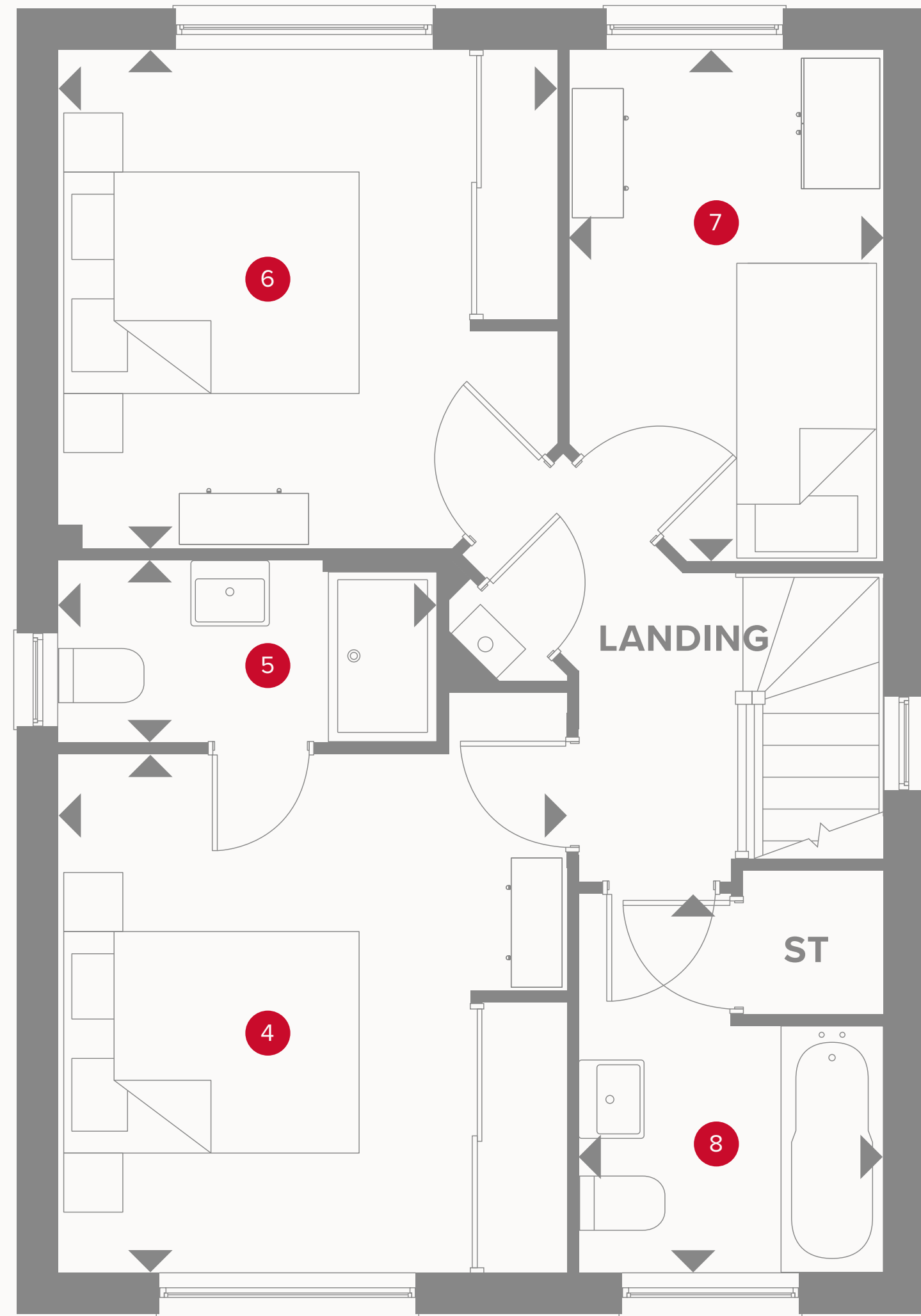
1	Lounge	15'6" x 11'3"	4.75 x 3.45 m
2	Kitchen/ Dining	18'7" x 12'2"	5.70 x 3.72 m
3	Cloaks	5'6" x 3'2"	1.70 x 0.98 m



## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



# THE WARWICK FIRST FLOOR

4	Bedroom 1	12'0" x 11'5"	3.63 x 3.49 m
5	En-suite	8'4" x 4'2"	2.57 x 1.28 m
6	Bedroom 2	11'6" x 11'2"	3.54 x 3.42 m
7	Bedroom 3	11'9" x 7'2"	3.63 x 2.19 m
8	Bathroom	8'7" x 7'0"	2.65 x 2.13 m



## KEY

- ◀ Dimensions start
- ST Storage cupboard

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Customers should note this illustration is an example of the Warwick house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



**HERITAGE**

- REDROW -

# THE CAMBRIDGE

FOUR BEDROOM HOME





**HERITAGE**

- REDROW -

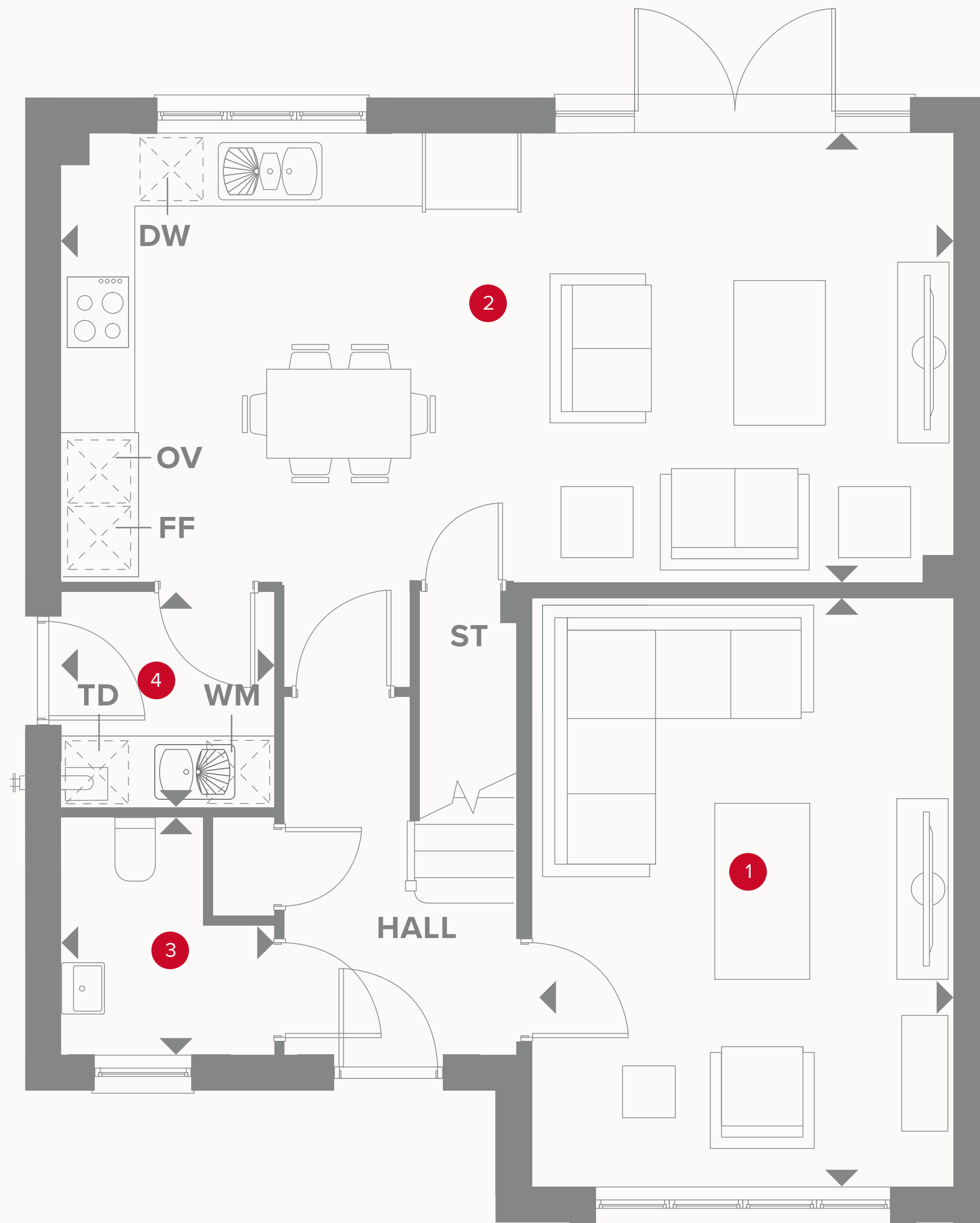
# THE CAMBRIDGE

FOUR BEDROOM HOME





# THE CAMBRIDGE GROUND FLOOR

1	Lounge	16'4" x 11'7"	4.99 x 3.56 m
2	Kitchen/Dining/Family	25'0" x 12'5"	7.61 x 3.82 m
3	Cloaks	6'5" x 3'9"	1.99 x 1.19 m
4	Utility	6'1" x 5'9"	1.85 x 1.80 m

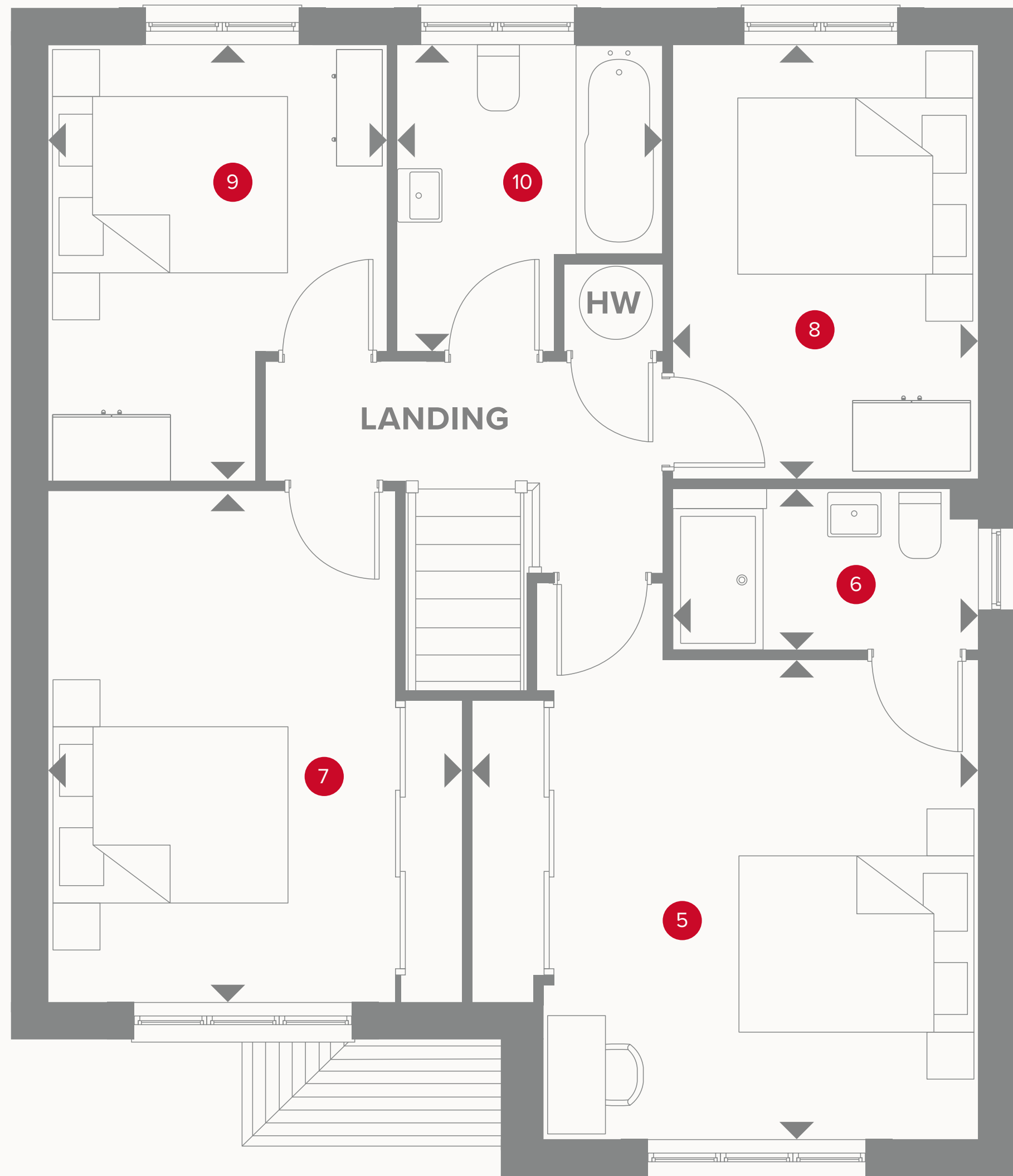


## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space





# THE CAMBRIDGE FIRST FLOOR

5	Bedroom 1	13'4" x 12'9"	4.15 x 3.94 m
6	En-suite	8'2" x 4'2"	2.49 x 1.30 m
7	Bedroom 2	13'7" x 11'1"	4.17 x 3.37 m
8	Bedroom 3	11'5" x 8'2"	3.52 x 2.52 m
9	Bedroom 4	11'7" x 9'1"	3.58 x 2.76 m
10	Bathroom	8'3" x 7'2"	2.53 x 2.18 m



## KEY

- ◀ Dimensions start
- HW Hot water storage

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Customers should note this illustration is an example of the Cambridge house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



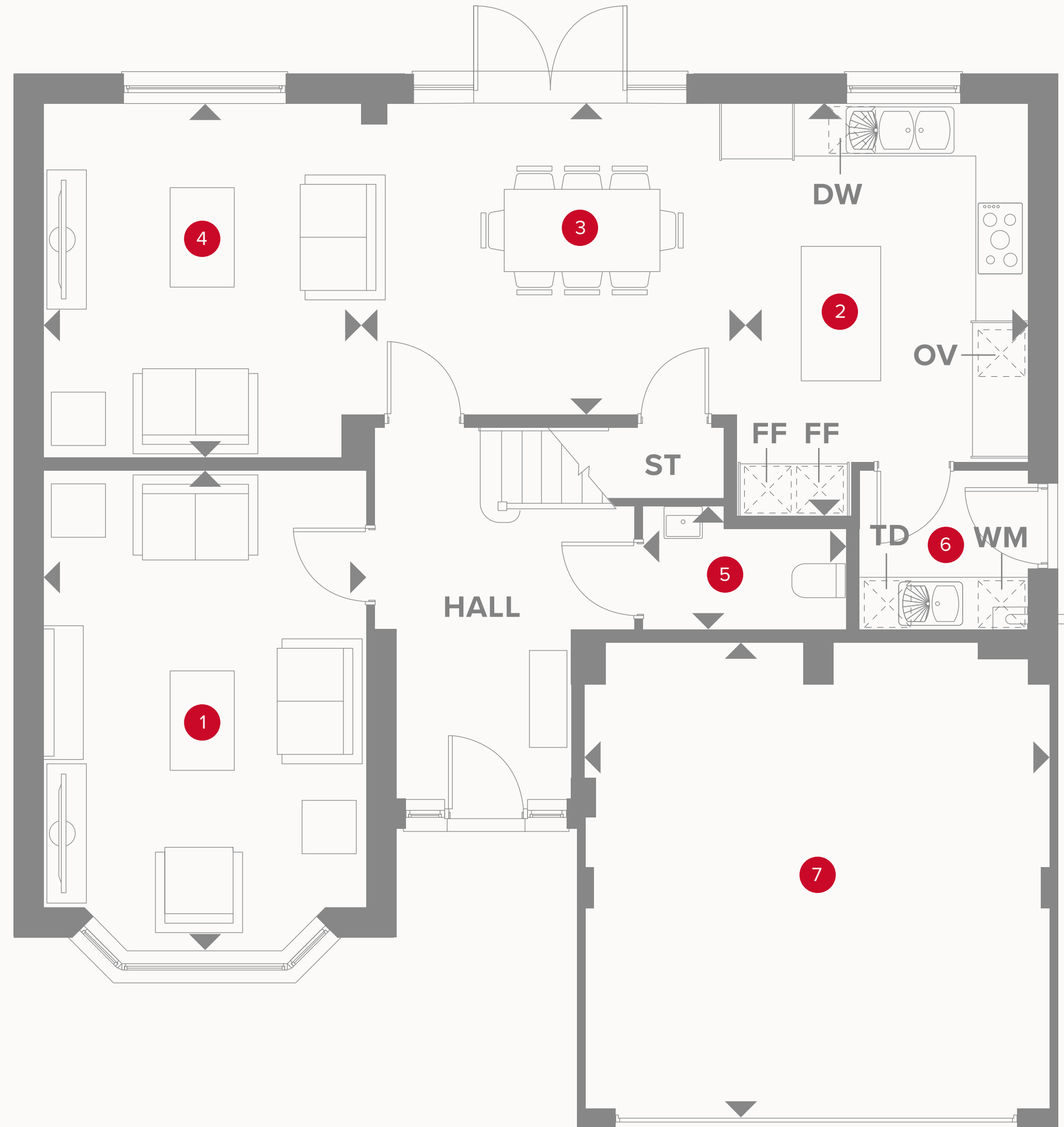
**HERITAGE**

- REDROW -

# THE HENLEY

FOUR BEDROOM HOME







# THE HENLEY GROUND FLOOR

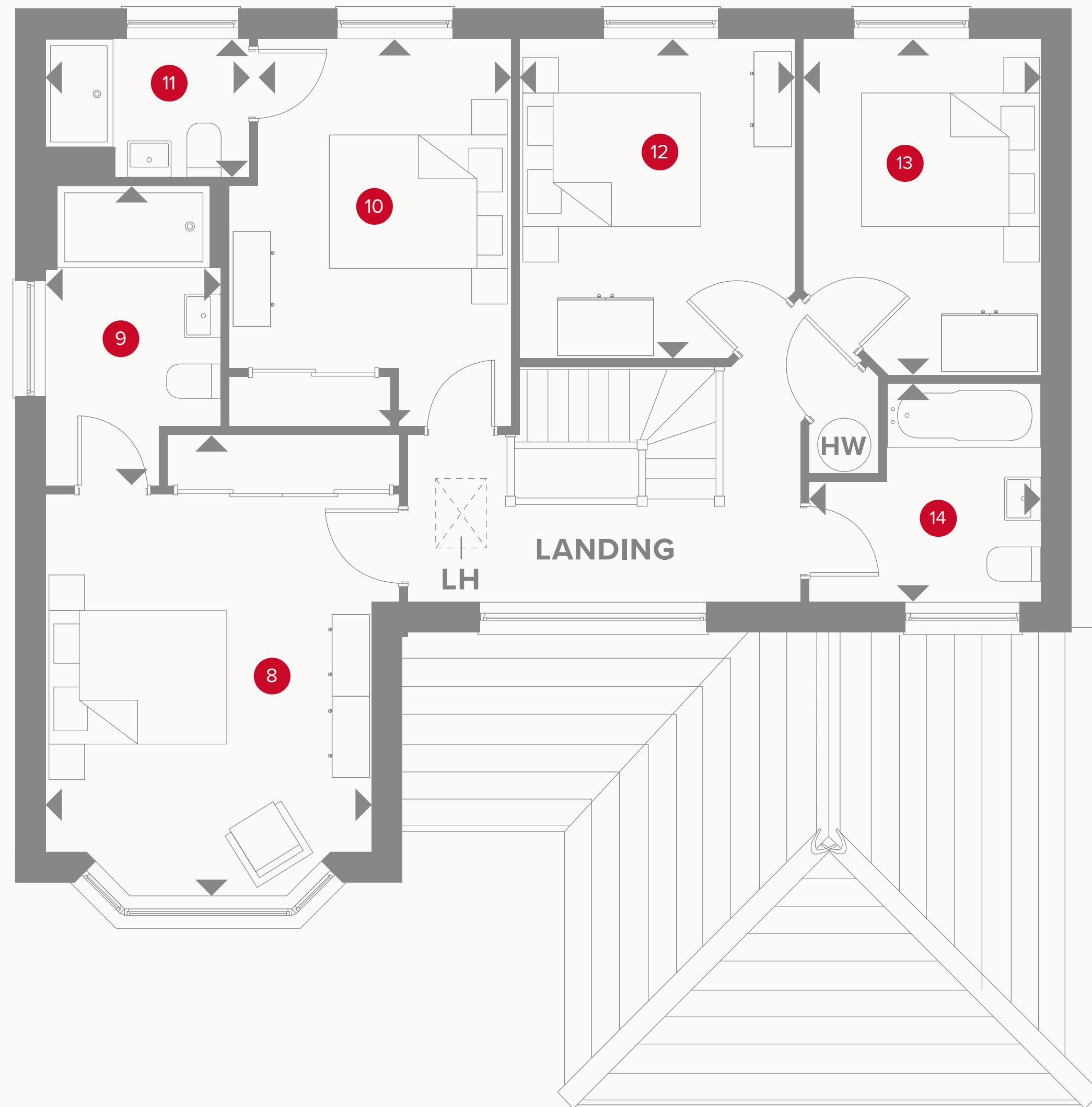
1	Lounge	17'6" x 11'9"	5.37 x 3.63 m
2	Kitchen	15'1" x 10'9"	4.76 x 3.32 m
3	Dining	14'2" x 11'8"	4.15 x 3.61 m
4	Family	13'3" x 13'0"	4.07 x 3.55 m
5	Cloaks	7'5" x 4'2"	2.28 x 1.38 m
6	Utility	6'2" x 5'9"	1.90 x 1.79 m
7	Garage	17'1" x 17'0"	5.20 x 5.19 m



## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



# THE HENLEY FIRST FLOOR

8	Bedroom 1	16'8" x 11'9"	5.12 x 3.63 m
9	En-suite 1	10'9" x 6'5"	3.32 x 1.98 m
10	Bedroom 2	14'4" x 10'2"	4.40 x 3.11 m
11	En-suite 2	7'4" x 5'1"	2.28 x 1.55 m
12	Bedroom 3	11'6" x 9'9"	3.55 x 3.02 m
13	Bedroom 4	12'2" x 8'6"	3.72 x 2.63 m
14	Bathroom	8'4" x 7'9"	2.57 x 2.41 m



## KEY

- ◀ Dimensions start
- HW Hot water storage
- LH Loft hatch

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Customers should note this illustration is an example of the Harrogate house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



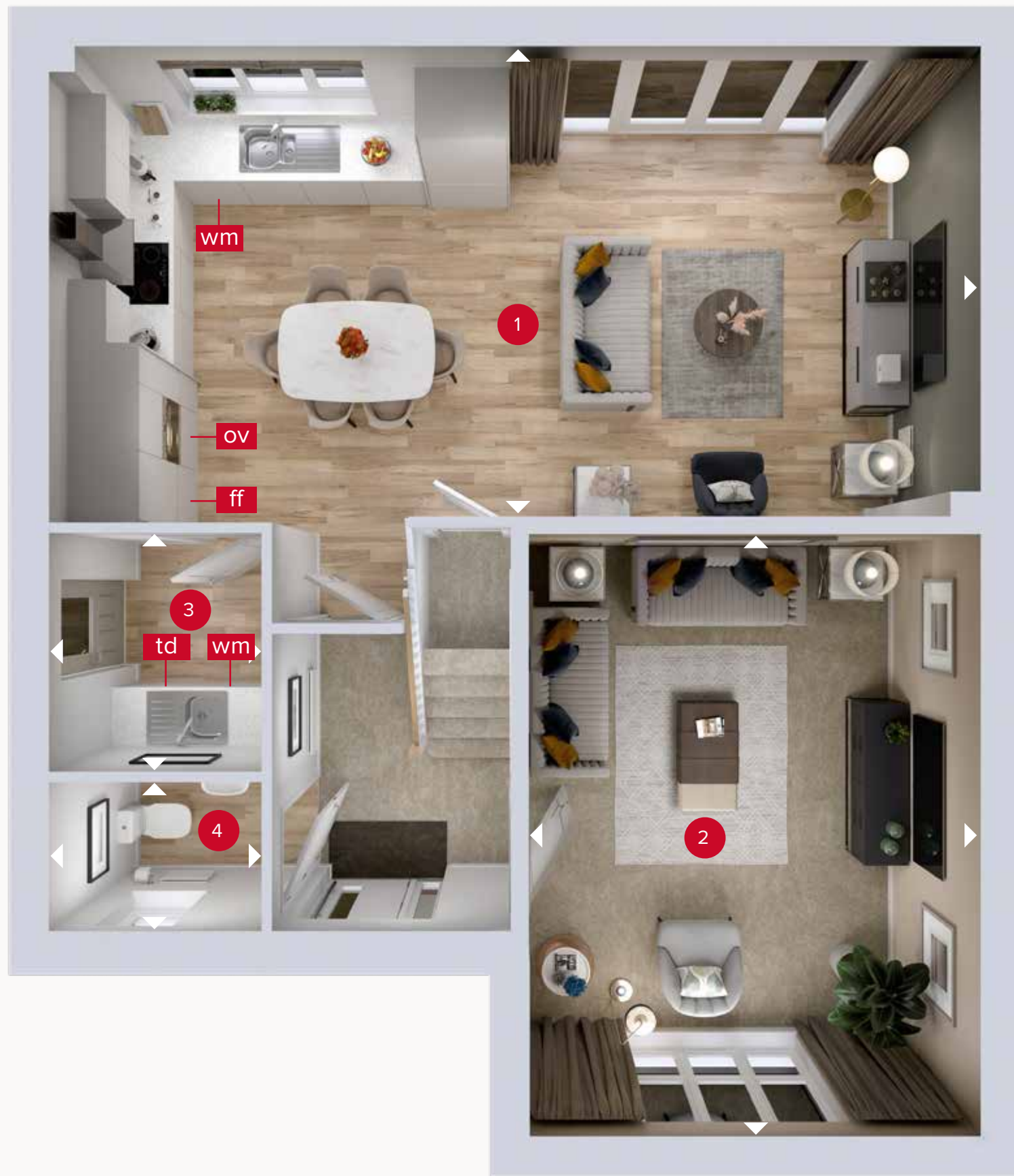
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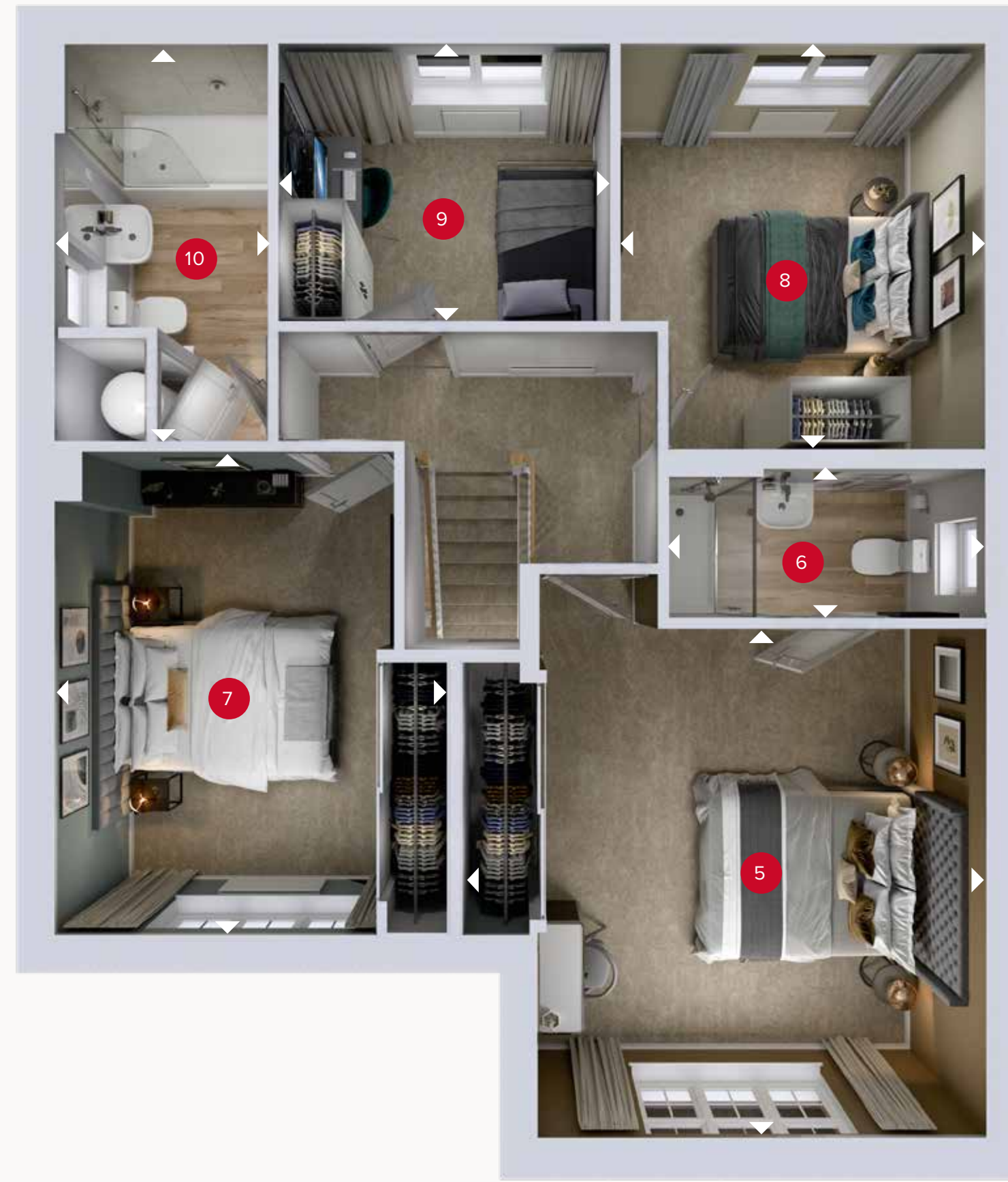
# THE MENAI

FOUR BEDROOM DETACHED HOME

 **REDROW**



**GROUND FLOOR**



**FIRST FLOOR**

# THE MENAI

## GROUND FLOOR

1	Kitchen/Dining Family	25'5" x 12'9"	7.79 x 3.94 m
2	Lounge	16'6" x 12'3"	5.05 x 3.74 m
3	Utility	6'6" x 5'7"	2.01 x 1.75 m
4	Cloaks	5'7" x 4'1"	1.75 x 1.27 m

## FIRST FLOOR

5	Bedroom 1	14'5" x 14'0"	4.41 x 4.27 m
6	En-suite	8'7" x 4'1"	2.67 x 1.25 m
7	Bedroom 2	13'3" x 10'8"	4.06 x 3.29 m
8	Bedroom 3	11'1" x 10'1"	3.37 x 3.07 m
9	Bedroom 4	9'1" x 7'5"	2.78 x 2.29 m
10	Bathroom	10'8" x 5'8"	3.30 x 1.77 m



Customers should note this illustration is an example of the Menai house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information. WF\_MENAI\_DM.4

▷ Denotes where dimensions are taken from. All wardrobes are subject to site specification. Please see Sales Consultant for further details.

ov - oven  
ff - fridge freezer  
dw - dishwasher

wm - washing machine space  
td - tumble dryer space





**HERITAGE**

- REDROW -

# THE OXFORD

FOUR BEDROOM HOME





**HERITAGE**

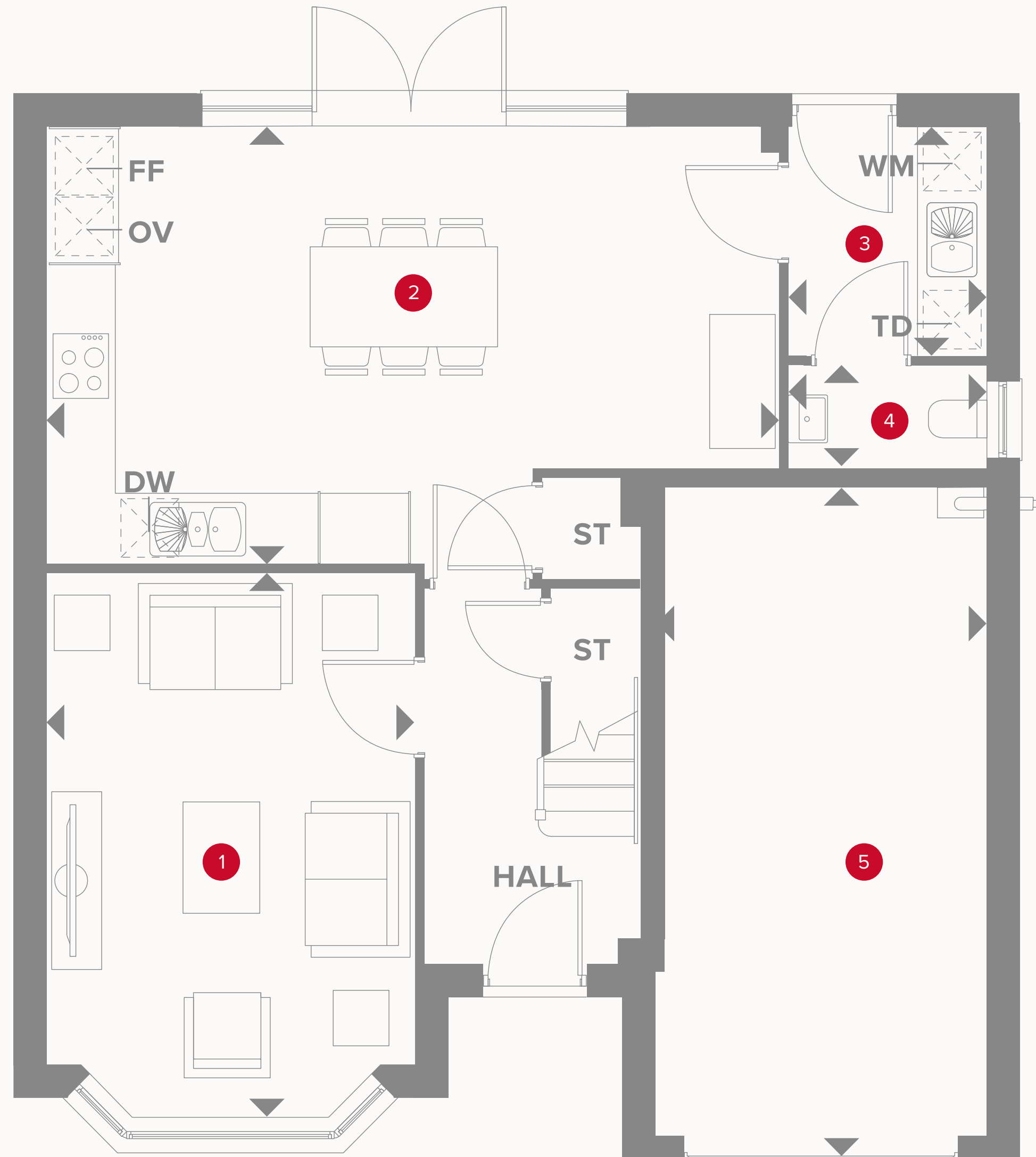
- REDROW -

# THE OXFORD

FOUR BEDROOM HOME









# THE OXFORD GROUND FLOOR

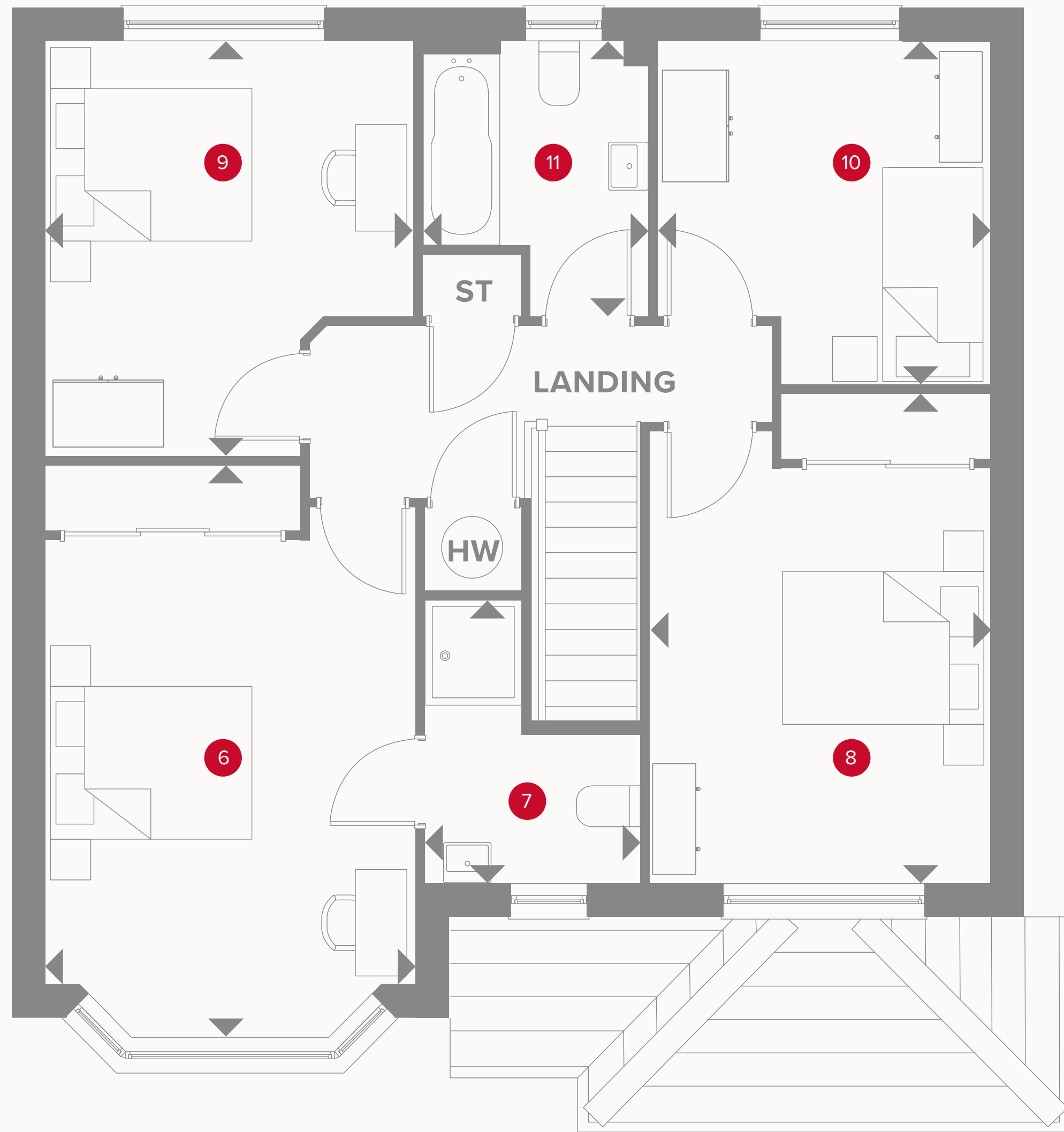
1	Lounge	16'0" x 11'0"	4.87 x 3.34 m
2	Kitchen/ Dining	22'2" x 12'7"	6.76 x 3.87 m
3	Utility	6'6" x 5'8"	2.02 x 1.78 m
4	Cloaks	5'8" x 3'0"	1.78 x 0.92 m
5	Garage	20'1" x 10'1"	6.12 x 3.09 m



## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



# THE OXFORD FIRST FLOOR

6	Bedroom 1	16'7" x 11'0"	5.10 x 3.34 m
7	En-suite	8'4" x 6'4"	2.57 x 1.95 m
8	Bedroom 2	14'4" x 10'4"	4.38 x 3.16 m
9	Bedroom 3	11'9" x 10'8"	3.63 x 3.29 m
10	Bedroom 4	10'3" x 9'9"	3.13 x 3.03 m
11	Bathroom	7'9" x 6'7"	2.42 x 2.04 m



## KEY

- ◀ Dimensions start
- HW Hot water storage

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

Customers should note this illustration is an example of the Oxford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.



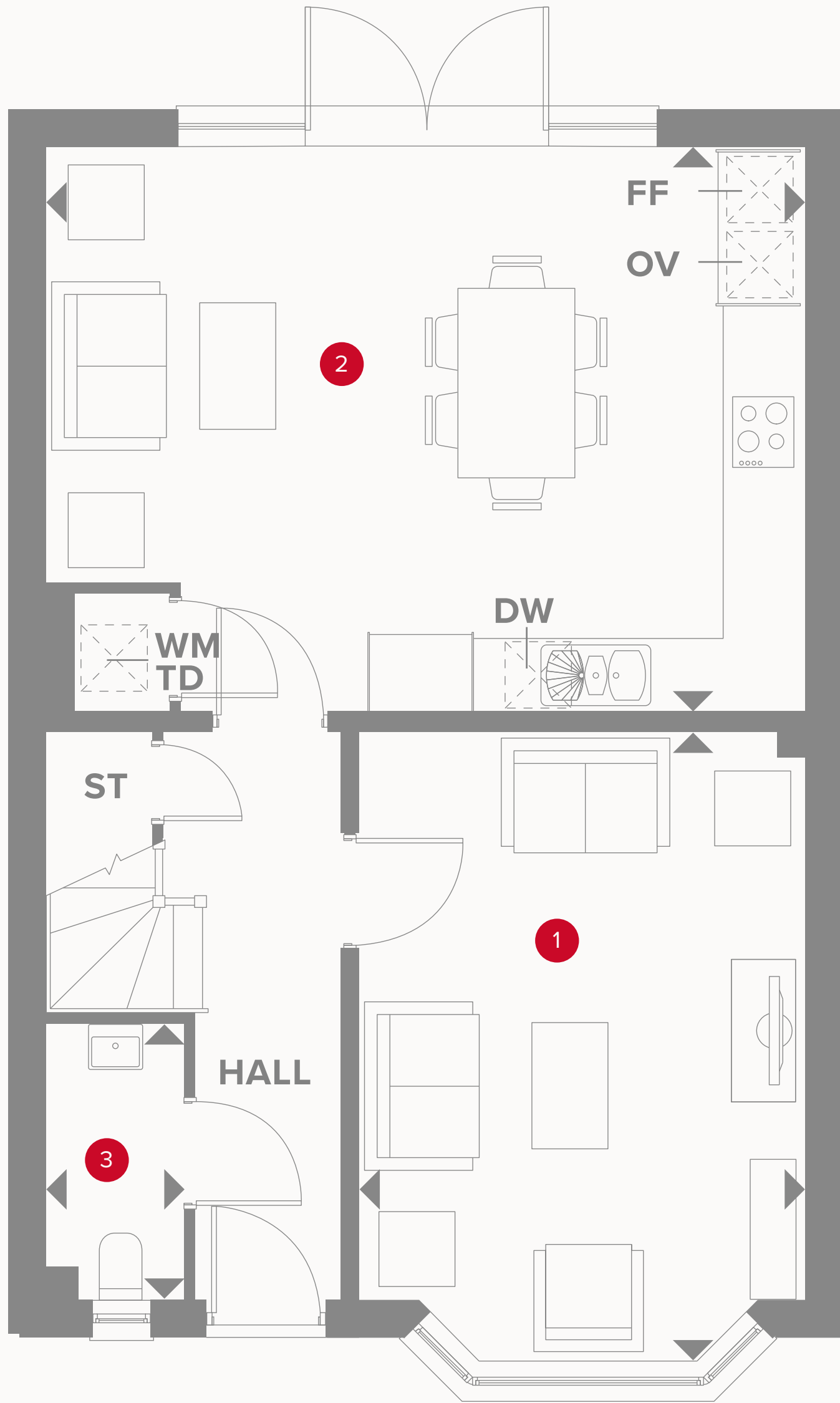
**HERITAGE**

- REDROW -

# **THE STRATFORD**

FOUR BEDROOM HOME







# THE STRATFORD GROUND FLOOR

1	Lounge	16'3" x 11'5"	4.97 x 3.51 m
2	Family/ Kitchen/ Dining	19'6" x 14'7"	5.99 x 4.49 m
3	Cloaks	7'2" x 3'5"	2.20 x 1.07 m



## KEY

-  Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

-  Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space



**HERITAGE**

- REDROW -

# THE STRATFORD

FOUR BEDROOM HOME





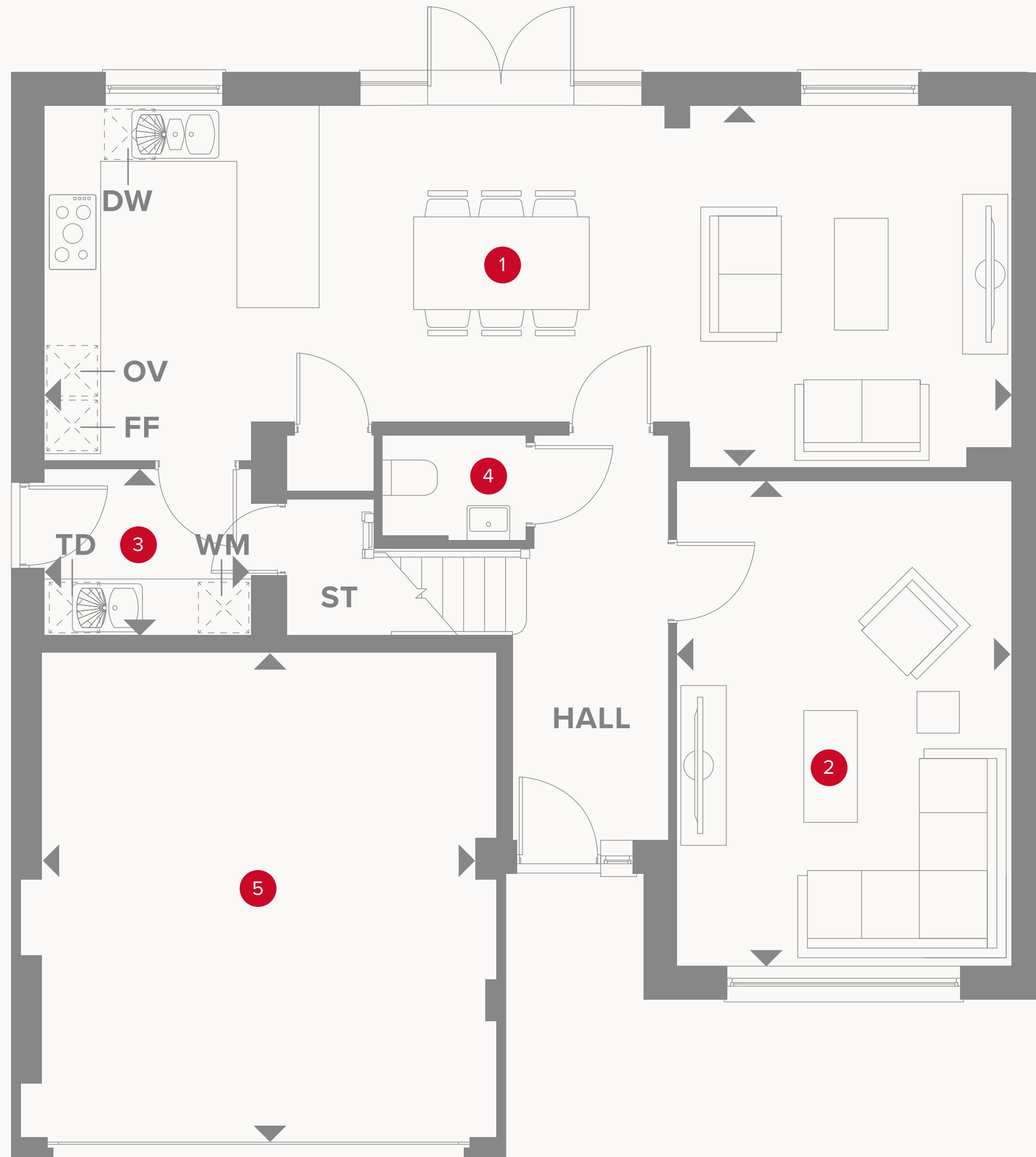
**HERITAGE**

- REDROW -

# THE WELWYN

FOUR BEDROOM DETACHED HOME

 **REDROW**



# THE WELWYN GROUND FLOOR

1	Kitchen/Dining/Family	33'8" x 12'4"	10.32 x 3.80 m
2	Lounge	17'0" x 11'7"	5.18 x 3.57 m
3	Utility	7'2" x 5'8"	2.21 x 1.77 m
4	Cloaks	5'0" x 3'7"	1.54 x 1.12 m
5	Garage	17'1" x 16'6"	5.22 x 5.07 m



## KEY

- Hob
- OV** Oven
- FF** Fridge/freezer
- TD** Tumble dryer space

- Dimensions start
- ST** Storage cupboard
- WM** Washing machine space
- DW** Dish washer space

# THE WELWYN FIRST FLOOR

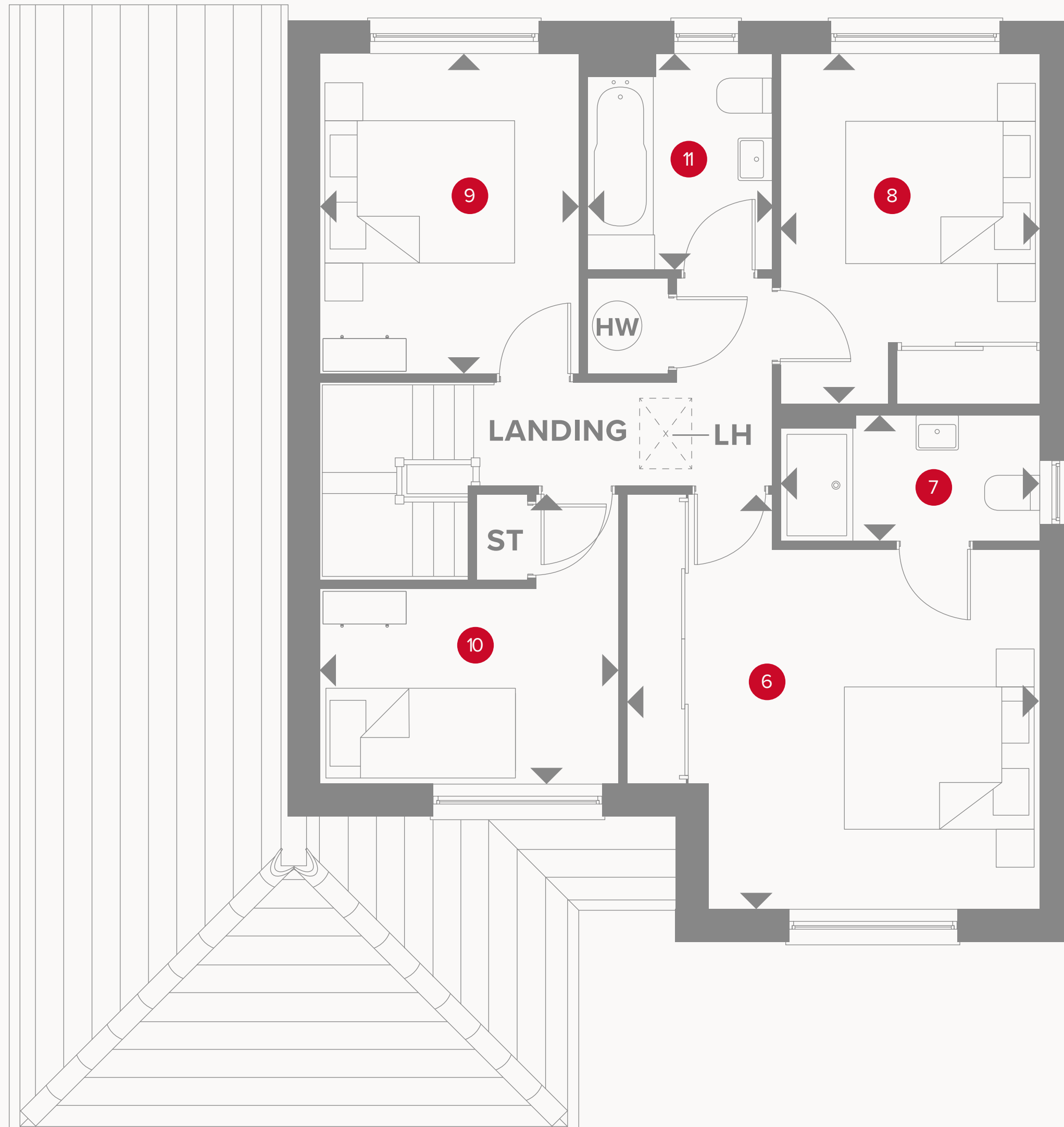
6	Bedroom 1	14'6" x 14'5"	4.46 x 4.44m
7	En-suite 1	9'1" x 4'4"	2.79 x 1.36m
8	Bedroom 2	12'3" x 9'1"	3.77 x 2.79m
9	Bedroom 3	11'3" x 9'1"	3.43 x 2.78m
10	Bedroom 4	10'5" x 10'2"	3.20 x 3.11m
11	Bathroom	7'6" x 6'5"	2.32 x 1.99m



Customers should note this illustration is an example of the Welwyn house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Customer Experience Suite or Sales Centre during working hours and customers must check their individual specifications prior to making a reservation. Please note that the specification show in this plan may include optional upgrades from standard specification. Please speak with your Sales Consultant or visit MyRedrow for more information.

## KEY

- ◀ Dimensions start
- HW** Hot water cylinder
- ST** Storage cupboard
- LH** Loft hatch





# SKILFUL EXECUTION

Quality is never an accident, it is always the result of high intention to detail. It represents the wise choice of many alternatives.



# PLAN YOUR DREAM HOME



## KITCHEN & UTILITY

### Kitchen Styles

A range of quality kitchen styles from Symphony. Please see Sales Consultant for details.

### Work Surfaces

Square Edged worktops. Refer to agreed group specifications – My Redrow for choices.

### Upstand

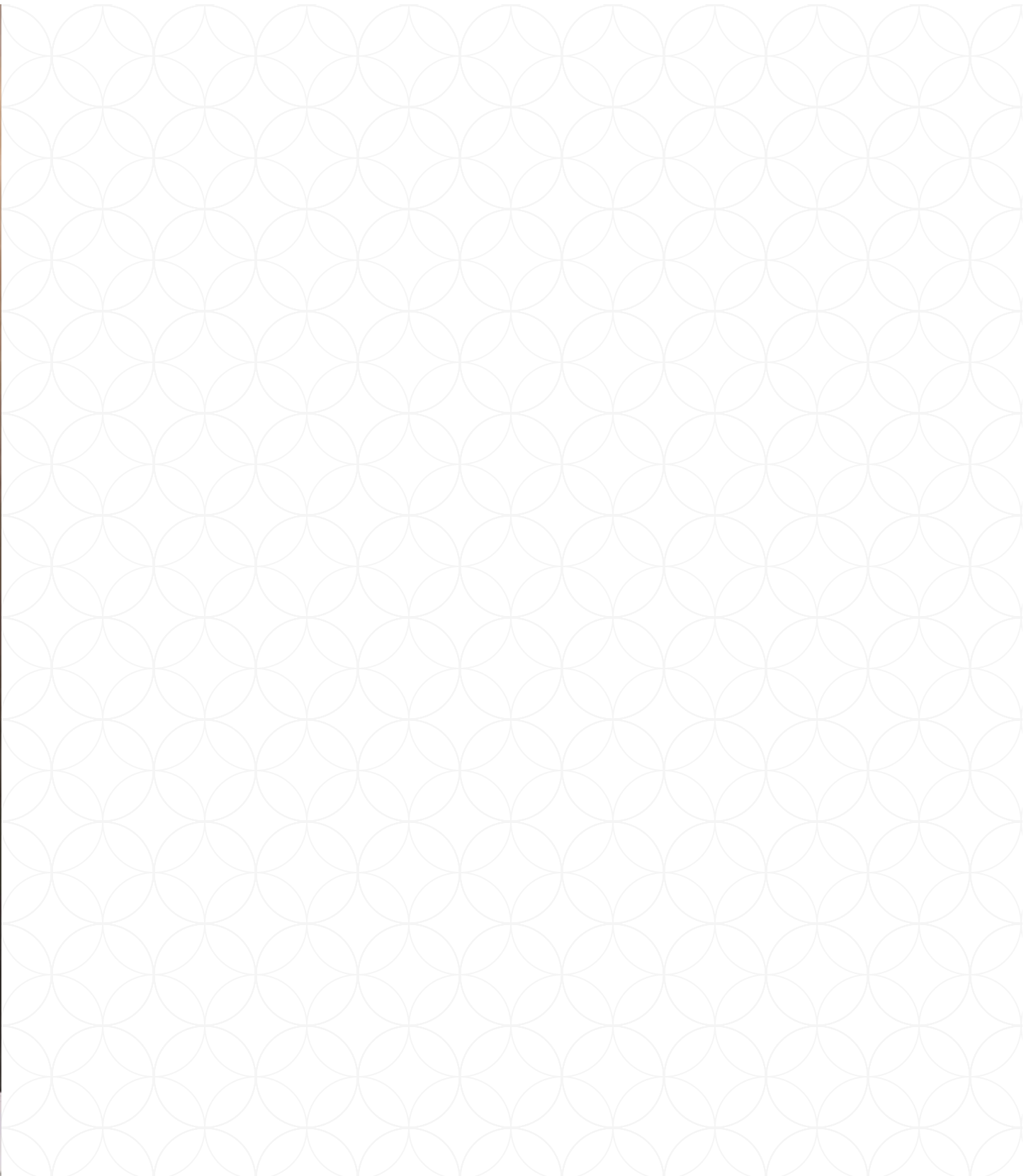
Matching above worktops, with stainless Steel splashback behind Hob.

### Bowl & Tap

Stainless steel 1 bowl with mixer tap to units (in housetypes under 1600sqft).  
Double bowl sink with mixer tap to units (in housetypes over 1600sqft).

### Appliances AEG

- AEG Gas Hob
- AEG Double oven
- Electrolux Chimney extract
- Zanussi Integrated fridge/freezer 50/50



## INTERIOR

### Walls

Crown Pale Cashew and White paint finish.

### Internal Doors

Internal moulded door.

### Internal Door Furniture

Internal Door Furniture to be polished chrome effect door furniture from Carlisle Brass.

### Architrave

Torus profile MDF, 69 x 14.5mm section size with satin white paint finish.

### Skirting Boards

Torus profile MDF, 194 x 14.5mm section size with satin white paint finish.

### Staircase

41mm Square plain spindles with 90mm square newels in satin white paint finish complete with light ash hardwood, or similar, handrail.

### Ceilings

Crown Pale Cashew and White paint finish.

### Central Heating

Full gas central heating with energy efficient wall mounted boiler. Please see sales consultant for details.

### Radiators

Myson Premier round top radiators fitted as standard. Feature radiators fitted in selected house types – for more information please speak to our Sales Consultant.

### Wardrobes

Symphony wardrobes to all bedrooms are available as an optional upgrade – refer to My Redrow.

### Phone Point

Phone Point finishes to match electrical accessories in rooms.

### TV Point

TV Point finishes to match electrical accessories in room.

### Electrical Sockets & Switch Plates

BG white electrical switch and socket plates together with pendant and batten lighting points. Please refer to drawings for types and location details.

OUR LUXURY  
SPECIFICATIONS  
ARE CAREFULLY  
CONSIDERED  
**AND BEAUTIFULLY  
DESIGNED TO MAKE  
THE MOST OF YOUR  
NEW HOME**



## BATHROOM & CLOAKROOM

### Bathroom, En-suite & Cloakroom

Sanitaryware Ideal Standard in White finish.

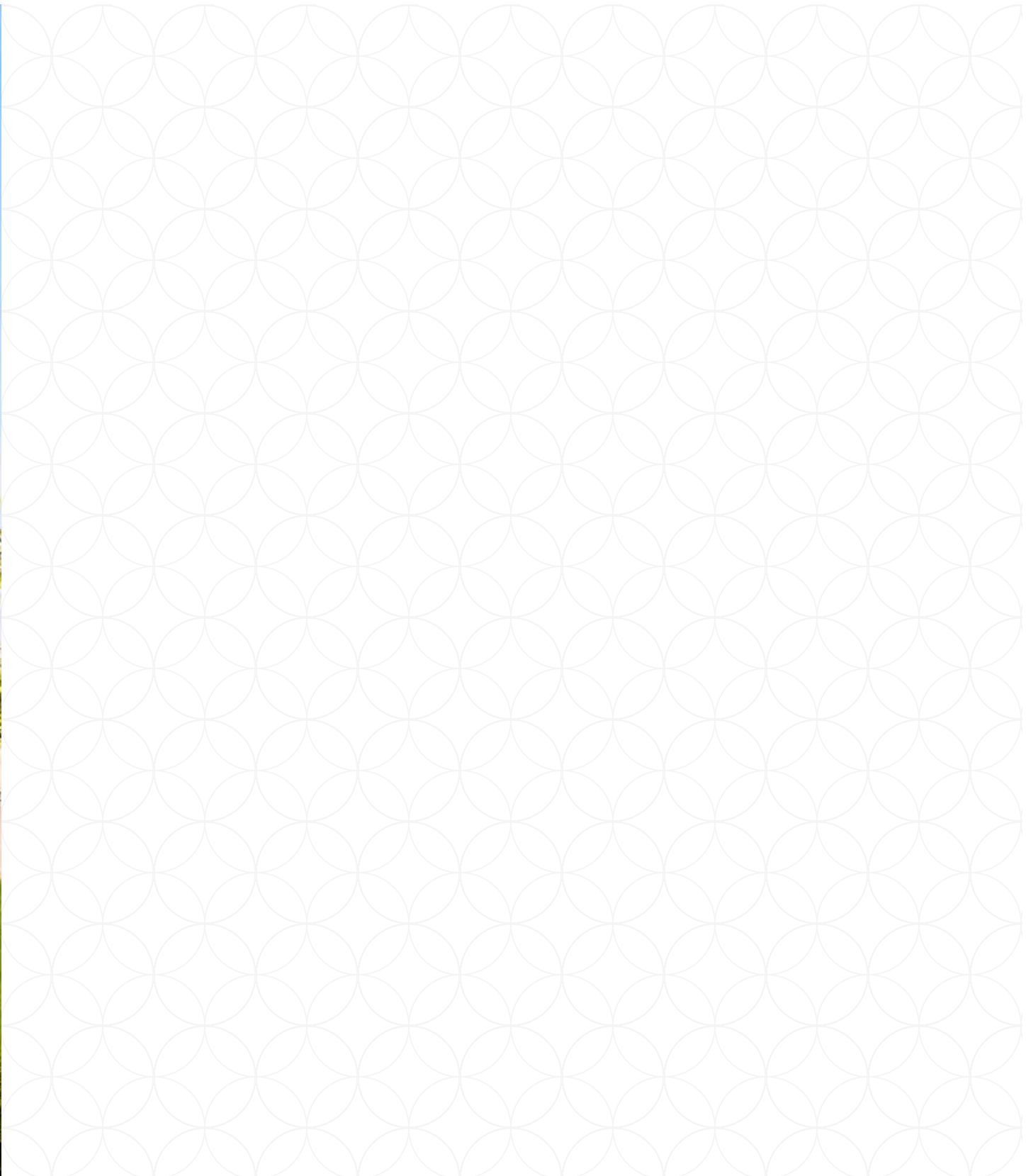
### Wall Tiles to Cloakroom, Bathroom & En-suite

Splash back to basin and full-height tiling around bath, if bath does not have a shower then half-height tiling only. Towel Rail 'Curved style' wet-feed towel warmers in Chrome finish to be installed in Bathrooms and all En-suites.

### Shower over Bath

Shower valve & screen to be provided above the bath except when there is a separate shower enclosure within the bathroom.

Thermostatic shower valve (as development specification) above the bath including bath screen.  
Low profile Tray Acrylic capped low profile shower tray.  
Shower Screen Polished Chrome effect finish shower door.



## EXTERIOR

### Fascia & Soffit

uPVC fascia and vented soffit board, in white profile.

### Rainwater System

Rainwater half-round gutters and downpipes to be finish in black for brick and render elevations as per group deals.

### Windows

Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and Bathroom windows.

### External Doors

GRP primed door with patterned glass. Style of door to be all as indicated on house plan, finished in solid colour externally and white finish internally. Frame to be uPVC. Rear steel door with patterned glass, finished internally and externally in white.

### House Numeral

To front of property on numeral plaque from Bennetts to match the colour of the front door except when white when numeral to be black.

### External Lights

Front lamp provided as standard position as indicated on plot specific drawings.

### Garden

Front Quality turf to front garden with planting where applicable, refer to landscaping layout for details. Rear Gardens topsoil in accord with NHBC requirements.

### Garage

Detached garages to receive double socket point and lighting pendant if access from plot is not through a communal courtyard. Doors Novofern Berwick style or similar steel up & over with window panels to top. Door & frame finish to be painted to match front door colour.

### Door Bell

Black bell push with transformer.

### Fencing

All plots to receive 1800mm high close board fencing where screen walls are not indicated. All plots to receive 1800mm high close board framed, ledged and braced gate.



# A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at [redrowplc.co.uk/sustainability](https://www.redrowplc.co.uk/sustainability)

Working in close partnership with



# OUR COMMITMENT TO HOME-BUYERS

## Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our services will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. A copy of the Code is also on our website at [www.redrow.co.uk](http://www.redrow.co.uk)

- Please ask a Sales Consultant if you require a printed hard copy.
- We will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.



# OUR REQUIREMENTS AS HOME-BUILDERS

## The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

### 1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

### 2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

### 3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

### 4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

### 5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

### 6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

### 7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

### 8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

### 9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

### 10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.







# MAES YR HAF AT PLASDŴR

—  
Clos Parc Radur, Radyr, Cardiff, CF15 8GU

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