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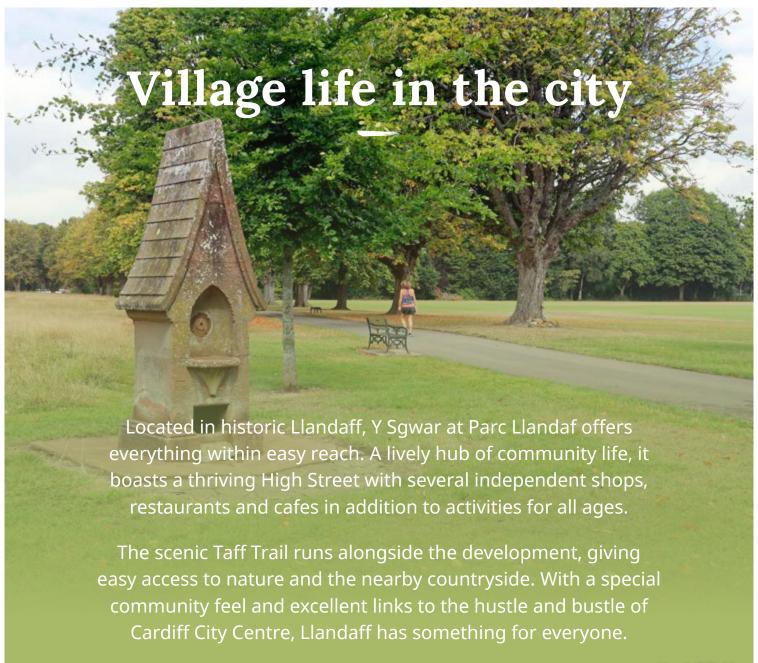
Welcome to Y Sgwâr at Parc Llandaf

Sitting at the edge of Cardiff is a new development with a contemporary collection of high-quality new homes in Llandaff, the quaint 'City in a City' on the outskirts of Cardiff.

Each home has been thoughtfully designed with flexible living in mind with a distinct identity. You'll be part of a thriving new community in a highly desirable location, and just a few minutes away from Cardiff City Centre.



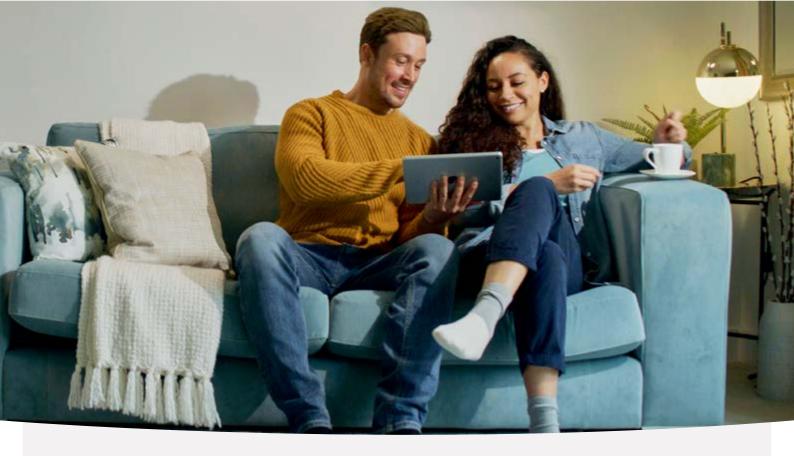




Llandaff Fields







Personalise your home

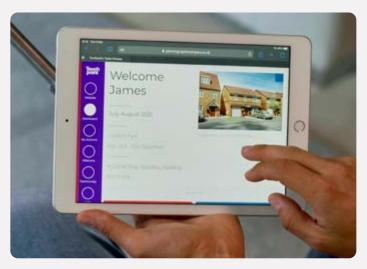
A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

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 dark and light 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. 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.







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 some of our standard offerings, 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 Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. 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 Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa 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.

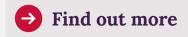
Specification of our houses

Kitchens				
Choice of Option 1 Package Symphony Kitchen	✓			
Laminated 40mm worktop				
Kitchen sink – Onda 150 sink 1.5, stainless steel with Zeno tap				
Stainless steel Zanussi oven, 4-burner gas hob and integrated extractor hood				
Zanussi 70:30 split low frost integrated fridge freezer	✓			
Zanussi fully integrated dishwasher	✓			
Zanussi 7kg integrated washing machine				
Bathrooms, en suites, utility and cloakrooms				
Geberit Selnova sanitaryware range	✓			
Choice of Porcelanosa tiling (grout colour as specified by Porcelanosa)				
Splashback tiling to WC, en suite, and bathroom				
Tiling around bath to accommodate shower				
Thermostatic shower over bath, with collage folding bath screen to main bathroom				
Central heating/hot water system				
Full central heating with thermostatically controlled radiator valves (thermostatic radiators in selected rooms)	✓			
Electrical features				
Light fibre optic hub with double socket	✓			
Double socket in kitchen with USB charge points built in	✓			
Honeywell wireless front doorbell				
External PIR light located on front of property				
External PIR floodlight located to rear of property				
Mains-operated smoke detectors				
Double socket and lighting installed inside garage (where within curtilage)				

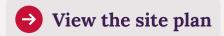
^{✓ =} Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

Specification of our houses

Windows, doors and joinery				
IG-composite entrance door, with letterbox plate and house number				
UPVC French doors in Anthracite Grey				
Hormann Ilkley Steel Door in Anthracite Grey				
Newark 5 Panel Vertical Internal Doors in White	✓			
Internal finishing touches				
White matt emulsion to internal walls	√			
Built in wardrobes to master bedroom only, on 2 & 3 bedroom homes				
Built in wardrobes to master bedroom and bedroom 2, on 4 & 5 bedroom homes				
External features				
Front garden landscaped (as per landscaping layout)				
Rear garden graded and turfed	✓			
Outside tap to rear garden	✓			
Optional upgrades				
A range of optional upgrades are available subject to build stage	✓			
Fire protection				
Internal Sprinkler system fitted in accordance with current Welsh Building Regulations	✓			
NHBC 10 year warranty				
NHBC 10 year Buildmark policy	✓			
Taylor Wimpey warranty for 2 years from date of legal completion				



Our homes





The Dale

5 BEDROOM HOME







GROUND FLOOR

Kitchen	IX.
4.25m × 3.97m	13' 11" × 13' 0'
Dining room 5.75m × 2.61m	18' 10" × 8' 7"
Lounge 4.25m × 4.81m	13' 11" × 15' 9'

FIRST FLOOR

Bedroom 1 4.57m × 3.29m	15' 0" × 10' 9"
Bedroom 2 5.49m × 4.25m	18' 7" × 13' 11"
Terrace 2.66m × 2.91m	8' 9" × 9' 7"

SECOND FLOOR

Bedroom 3	/ IX
4.57m × 3.29m	15' 0" × 10' 9"
Bedroom 4 5.49m × 4.25m	18' 7" × 13' 11
Bedroom 5 2.70m × 2.42m	8' 10" × 7' 11"







> View our current availability

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. TWSW 71292/April 2025



The Owen

5 BEDROOM HOME









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5.74m × 2.61m

Kitchen 4.25m × 3.97m 13' 11" × 13' 0" **Dining area**

18' 10" × 8' 7"

Lounge 4.25m × 4.81m

FIRST FLOOR

Bedroom 1

4.57m × 3.29m 15' 0" × 10' 9"

Bedroom 2

5.49m × 4.25m 18' 7" × 13' 11" 5.49m × 4.25m

Terrace

13' 11" × 15' 9" 2.66m × 2.91m 8' 9" × 9' 7"

SECOND FLOOR

Bedroom 3

4.57m × 3.29m 15' 0" × 10' 9"

Bedroom 4

Bedroom 5

2.70m × 2.42m 8' 10" × 7' 11"

THIRD FLOOR

Studio max.

7.59m × 3.67m 24' 11" × 12' 0"

Terrace min.

18'7" × 13'11" 8.90m × 4.29m 29'2" × 11'0"

> View development



View our current availability

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. TWSW 71292/April 2025

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.

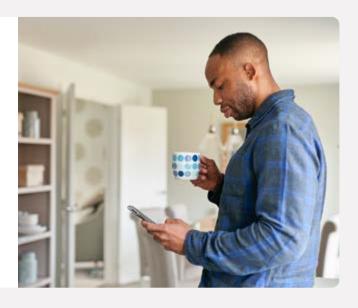


First time buyer?

Here's how we can help

Existing home owner?

Here's how we can help



Special Offers are subject to Terms and Conditions, and they cannot be combined with other offers/schemes. Please speak to your sales executive for further details.

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.

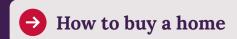


Have your questions answered by calling our sales executives on **02922 743 724.**



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











Y SGWÂR AT PARC LLANDAF Llantrisant Road, Llandaff, Cardiff, CF5 2YQ

CONTACT US ON 02922 743 724



Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Help to Buy, Part Exchange and easymover, go to www.taylorwimpey.co.uk/terms. Information is correct at the time of going to print. Please speak to your sales executive for further details.