



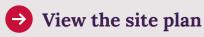
## **Contents**

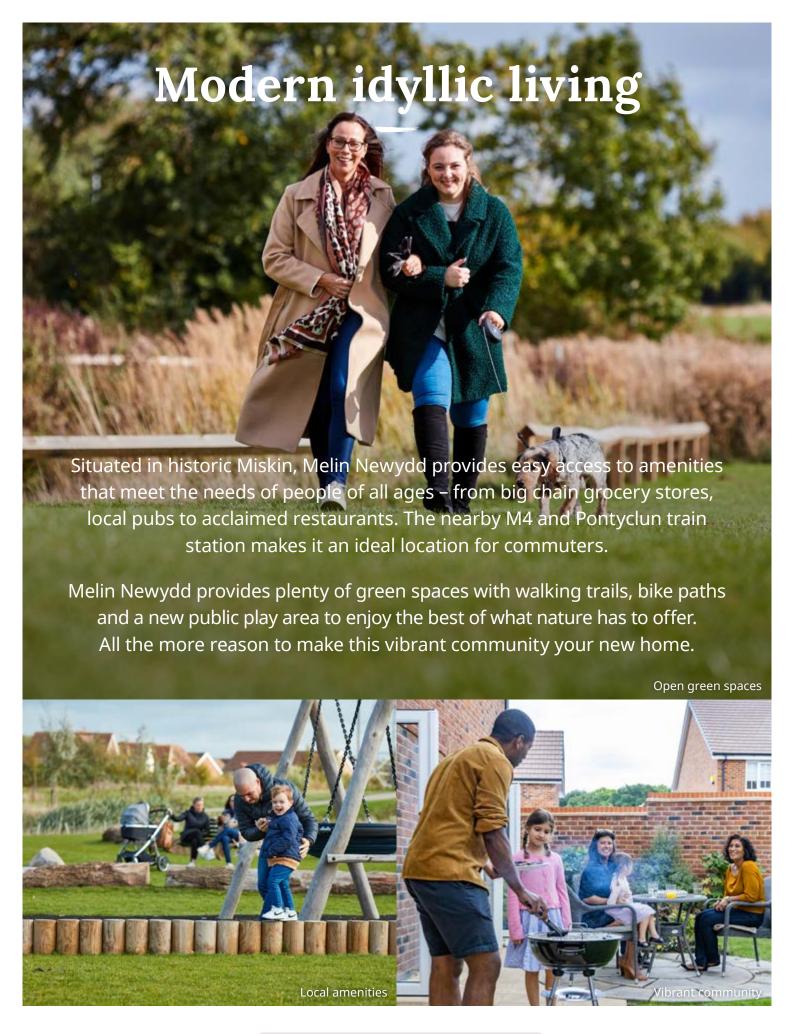
# Welcome to Melin Newydd Phase 1

Introducing the first phase of stunning 2, 3, 4 and 5 bedrooms homes in the historic Rhondda Cynon Taff. A brand new community of 460 homes.

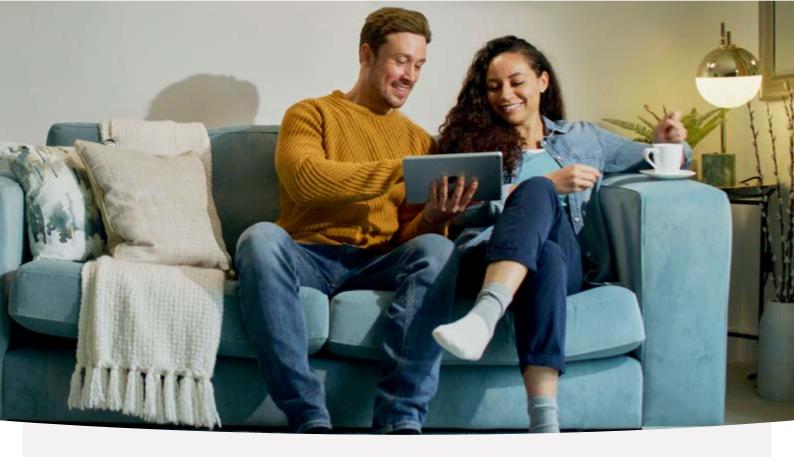
Homes of all sizes, perfect for first-time buyers and growing families alike. Our homes have been designed to maximise comfort whilst maintaining a modern and elegant connection to its surroundings.











## Personalise your home

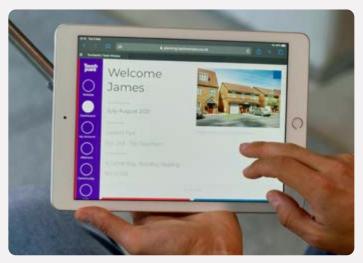
A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

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 Electrolux oven with built-in gas hob and integrated hood and extractor fan too.

#### Utility rooms<sup>†</sup>

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

#### Garden<sup>†</sup>

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.

from the crowd.

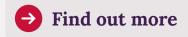
# Specification of our houses

Kitchens	
Choice of modern range of kitchens, standard and upgrade, from the Symphony Group	<b>√</b>
Choice of kitchen laminate worktops from the Symphony range	<b>√</b>
Stainless steel Electrolux single oven, gas hob and Electrolux cooker hood	✓
Stainless steel Franke / Carron Pheonix Onda kitchen sink, with Zeno tap	✓
All accessories such as cutlery trays, and splashbacks from the Symphony range included per kitchen layout	✓
Double electric socket, with optional USB charging ports	✓
Bathrooms, en suites and cloakrooms	
Geberit Selnova sanitaryware range	<b>√</b>
Choice of Porcelanosa tiling (grout colour as specified by Porcelanosa)	<b>√</b>
Splashback tiling to WC, en suite, and bathroom	✓
Ideal Standard brassware	<b>√</b>
Central heating	
Full central heating with thermostatically controlled radiator valves (thermostatic radiators in selective rooms)	✓
Waste water heat recovery systems	✓
Electrical features	
Deta light switches and double sockets, with optional USB charging ports	<b>√</b>
Honeywell battery-powered carbon monoxide monitor	<b>√</b>
External PIR light located on front of property	✓
Mains-operated smoke detectors	✓
Smoke detectors in roof space	✓
Continual low volume Zehnder extractor fan to bathroom and kitchen	✓

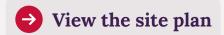
<sup>✓ =</sup> Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

# Specification of our houses

Windows, doors and joinery	
Composite external door set, with house number	✓
Double glazed PVCu windows with vents	<b>√</b>
French doors with multi point locking system and white hardware	<b>√</b>
5-panel internal doors	✓
Canopy-design garage doors with steel vertical pattern (where applicable)	<b>✓</b>
Internal finishing touches	
White matt emulsion paint to all internal walls and ceilings	✓
External features	
Front garden landscaped (as per landscaping layout)	✓
Outside tap to rear garden	✓
Close board fencing to rear garden	✓
Driveway/parking bay	✓
PV solar panels	✓
Optional upgrades	
A range of optional upgrades are available subject to build	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	<b>√</b>
Taylor Wimpey warranty for 2 years from date of legal completion	✓



# Our homes





## The Appleford

#### **2 BEDROOM HOME**



#### **GROUND FLOOR**

Lounge/Dining

3.98m × 2.75m 13' 0" × 9' 0"

Kitchen

2.11m × 2.74m 6' 11" × 9' 0"



#### FIRST FLOOR

Bedroom 1

3.98m × 2.41m 13' 1" × 7' 11"

Bedroom 2 max.

3.98m × 2.33m 13' 1" × 7' 8"





> View our current availability



## The Ambleford

#### **3 BEDROOM HOME**



#### **GROUND FLOOR**

Lounge

4.02m × 3.27m 13' 3" × 10' 9"

Kitchen/Dining

2.94m × 4.17m 9' 6" × 13' 8"



#### FIRST FLOOR

**Bedroom 1** 

2.88m × 4.17m 9' 5" × 13' 8"

**Bedroom 2** 

3.59m × 2.30m 11' 9" × 7' 7"

**Bedroom 3** 

2.56m × 1.78m 8' 5" × 5' 10"



### Discover more about this home



### View our current availability



## The Brambleford

#### **3 BEDROOM HOME**



#### **GROUND FLOOR**

Lounge

3.94m × 3.83m 13' 0" × 12' 7"

Kitchen/Dining

3.30m × 4.73m 9' 9" × 15' 6"



#### FIRST FLOOR

**Bedroom 1** 

3.07m × 3.15m 10' 2" × 10' 4"

**Bedroom 2** 

3.42m × 2.51m 11' 3" × 8' 3"

Bedroom 3

2.35m × 2.13m 7' 9" × 2' 13"



### Discover more about this home



## View our current availability



## The Keeford

#### **3 BEDROOM HOME**



#### **GROUND FLOOR**

Living room

3.81m × 3.30m 12' 6" × 10' 10"

Kitchen/Dining

2.74m × 5.40m 9' 0" × 17' 10"



#### FIRST FLOOR

**Bedroom 1** 

3.18m × 2.79m 10' 5" × 9' 2"

**Bedroom 2** 

3.33m × 3.12m 10' 11" × 10' 3"

Bedroom 3

2.96m × 2.52m 9' 9" × 8' 3"



### Discover more about this home



## View our current availability



# The Aynesdale

**3 BEDROOM HOME** 





#### **GROUND FLOOR**

Living room

3.19m × 5.52m 10' 6" × 18' 1"

Kitchen/Dining

10' 6" × 18' 1" 3.21m × 5.52m

#### FIRST FLOOR

**Bedroom 1** 

3.44m × 2.76m 11' 4" × 9' 1"

**Bedroom 2** 

10'9" × 10'7" 3.27m × 3.23m

Bedroom 3

2.80m × 2.66m 9'2" × 8'9"



### Discover more about this home



## > View our current availability



## The Ayleford

**4 BEDROOM HOME** 



#### **GROUND FLOOR**

Lounge

3.42m × 4.84m 11' 3" × 15' 11"

Kitchen/Dining

3.78m × 5.74m 12' 5" × 18' 10"



#### FIRST FLOOR

Bedroom 1

3.29m × 3.25m 10' 10" × 10' 8"

**Bedroom 2** 

3.18m × 3.30m 10' 5" × 10' 10"

Bedroom 3

2.15m × 2.40m 7' 1" × 7' 10"

Bedroom 4

2.16m × 2.35m 7' 1" × 7' 9"



### Discover more about this home



## View our current availability



## The Plumdale

#### **4 BEDROOM HOME**





#### **GROUND FLOOR**

Lounge

3.25m × 6.53m 10' 8" × 21' 5"

Kitchen/Dining

3.29m × 6.53m 10' 10" × 21' 5"

#### FIRST FLOOR

**Bedroom 1** 

3.63m × 3.40m 11' 11" × 11' 2"

**Bedroom 2** 

3.31m × 3.00m 10' 10" × 9' 10"

**Bedroom 3** 

2.19m × 3.44m 7' 2" × 11' 4"

**Bedroom 4** 

2.17m × 3.04m 7' 2" × 10' 0"



### Discover more about this home



## View our current availability



## The Colford

#### **4 BEDROOM HOME**



#### **GROUND FLOOR**

Lounge

3.55m × 4.41m 11' 8" × 14' 6"

Kitchen/Dining

3.66m × 6.53m 12' 0" × 21' 5"



#### FIRST FLOOR

**Bedroom 1** 

3.52m × 3.40m 11' 7" × 11' 0"

**Bedroom 2** 

3.19m × 2.93m 10' 6" × 9' 8"

Bedroom 3

2.43m × 3.04m 8' 0" × 10' 0"

Bedroom 4

2.13m × 3.15m 7' 0" × 11' 6"



### Discover more about this home



## View our current availability



## The Hubham

#### **4 BEDROOM HOME**



#### **GROUND FLOOR**

Lounge

4.17m × 3.60m 13' 8" × 11' 10"

Kitchen/Dining

3.88m × 5.81m 12' 9" × 19' 1"



#### FIRST FLOOR

**Bedroom 1** 

5.30m × 3.61m 17' 5" × 11' 10"

**Bedroom 2** 

3.29m × 3.82m 10' 10" × 12' 7"

Bedroom 3

3.71m × 3.08m 12' 2" × 10' 1"

**Bedroom 4** 

2.84m × 3.51m 9' 3" × 11' 6"



### Discover more about this home



## View our current availability



# The Rightford

**4 BEDROOM HOME** 



#### **GROUND FLOOR**

<b>Lounge</b> 4.19m × 3.19m	13' 9" × 10' 6"
<b>Kitchen/Dining</b> 3.13m × 8.33m	10' 10" × 27' 4"
<b>Study</b> 2.14m × 2.82m	7' 1" × 9' 3"



#### FIRST FLOOR

<b>Bedroom 1</b> 3.28m × 3.06m	10' 9" × 10' 1"
<b>Bedroom 2</b> 4.65m × 2.42m	11' 2" × 10' 6"
<b>Bedroom 3</b> 4.65m × 2.42m	11' 6" × 9' 6"
<b>Bedroom 4</b> 4.65m × 2.42m	7' 3" × 10' 1"



## Discover more about this home



## View our current availability



## The Kitham

#### **4 BEDROOM HOME**



#### **GROUND FLOOR**

Kitchen/Dining

5.42m × 5.91m 17' 9" × 19' 5"

Lounge

4.48m × 3.82m 14' 9" × 12' 6"



#### FIRST FLOOR

Bedroom 1

3.51m × 3.85m 11' 6" × 12' 7"

Bedroom 2

4.25m × 3.62m 13' 11" × 11' 11"

Bedroom 3

3.52m × 3.23m 11' 7" × 10' 7"

Bedroom 4

3.57m × 3.17m 11' 9" × 10' 5"



### Discover more about this home



## View our current availability



# The Wayford

#### **5 BEDROOM HOME**



#### **GROUND FLOOR**

<b>Lounge</b> 4.40m × 6.06m	14' 6" × 19' 11"
<b>Kitchen</b> 5.58m × 3.35m	18' 4" × 11' 0"
<b>Dining</b> 3.39m × 3.06m	11' 1" × 10' 1"
<b>Study</b> 3.39m × 2.34m	11' 1" × 7' 8"



#### FIRST FLOOR

<b>Bedroom 1</b> 3.39m × 3.37m	11' 1" × 11' 1"
<b>Bedroom 2</b> max. 2.98m × 3.47m	9' 10" × 11' 5"
<b>Bedroom 3</b> 3.02m × 3.12m	9' 11" × 10' 3"
<b>Bedroom 4</b> 4.10m × 2.39m	13' 5" × 7' 10"
<b>Bedroom 5</b> 3.22m × 2.33m	10' 7" × 7' 8"





## > View our current availability



## The Winterford

#### **5 BEDROOM HOME**



#### **GROUND FLOOR**

••
17' 2" × 13' 7"
15' 7" × 11' 8"
20' 11" × 12' 7"
9' 9" × 8' 6"



#### FIRST FLOOR

<b>Bedroom 1</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"





## View our current availability

## 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.

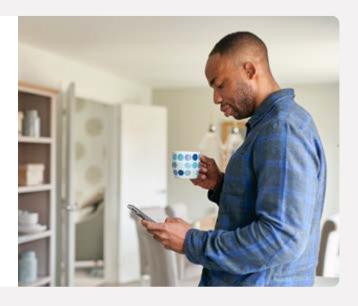


# First time buyer?

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.



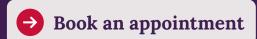
Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01443 508 293.** 



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











MELIN NEWYDD Land Off Cefn Yr Hendy, Miskin, Rhondda Cynon Taff, CF72 8PN

CONTACT US ON 01443 508 293

