

Melin Newydd

MISKIN, RHONDDA CYNON TAFF

A beautiful collection of new two, three,
four and five bedroom homes in
the heart of the Rhondda Cynon Taff.

Taylor
Wimpey

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.



[→ View the site plan](#)

Modern idyllic living

Situated in historic Miskin, Melin Newydd provides easy access to amenities that meet the needs of people of all ages – from big chain grocery stores, local pubs to acclaimed restaurants. The nearby M4 and Pontyclun train station makes it an ideal location for commuters.

Melin Newydd provides plenty of green spaces with walking trails, bike paths and a new public play area to enjoy the best of what nature has to offer. All the more reason to make this vibrant community your new home.

Open green spaces



Local amenities



Vibrant community



[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 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.

[→ 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 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[†]

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 modern range of kitchens, standard and upgrade, from the Symphony Group	✓
Choice of kitchen laminate worktops from the Symphony range	✓
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	✓
Choice of Porcelanosa tiling (grout colour as specified by Porcelanosa)	✓
Splashback tiling to WC, en suite, and bathroom	✓
Ideal Standard brassware	✓

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	✓
Honeywell battery-powered carbon monoxide monitor	✓
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	✓

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

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Specification of our houses

Windows, doors and joinery	
Composite external door set, with house number	✓
Double glazed PVCu windows with vents	✓
French doors with multi point locking system and white hardware	✓
5-panel internal doors	✓
Canopy-design garage doors with steel vertical pattern (where applicable)	✓
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	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

Flooring and turf do not form part of our standard specification, but may be available as part of our optional extras to personalise your home. Please speak with a Sales Executive for details.

[→ Find out more](#)

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Our homes



 [View the site plan](#)



The Appleford

2 BEDROOM HOME, TOTAL INTERNAL AREA 590 SQ. FT / 54.81 SQ. M.



GROUND FLOOR

Lounge/Dining

3.98m × 2.75m 13' 1" × 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"

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The Ambleford

3 BEDROOM HOME, TOTAL INTERNAL AREA 799 SQ. FT / 74.22 SQ. M.



GROUND FLOOR

Lounge

4.02m x 3.27m 13' 3" x 10' 9"

Kitchen/Dining

2.94m x 4.17m 9' 8" x 13' 8"



FIRST FLOOR

Bedroom 1

2.88m x 4.17m 9' 6" x 13' 8"

Bedroom 2

3.59m x 2.30m 11' 9" x 7' 7"

Bedroom 3

2.56m x 1.78m 8' 5" x 5' 10"

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The Brambleford

3 BEDROOM HOME, TOTAL INTERNAL AREA 907 SQ. FT / 84.26 SQ. M.



GROUND FLOOR

Lounge

3.94m × 3.83m 12' 11" × 12' 7"

Kitchen/Dining

3.30m × 4.73m 10' 10" × 15' 6"



FIRST FLOOR

Bedroom 1

3.07m × 3.15m 10' 1" × 10' 4"

Bedroom 2

3.42m × 2.51m 11' 3" × 8' 3"

Bedroom 3

2.35m × 2.13m 7' 9" × 7' 0"

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The Keeford

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,021 SQ. FT / 94.85 SQ. M.



GROUND FLOOR

Living room

3.81m × 3.30m 12' 6" × 10' 10"

Kitchen/Dining

2.74m × 5.40m 9' 0" × 17' 9"



FIRST FLOOR

Bedroom 1

3.18m × 2.79m 10' 5" × 9' 2"

Bedroom 2

3.33m × 3.12m 10' 10" × 10' 3"

Bedroom 3

2.96m × 2.52m 9' 9" × 8' 3"

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The Aynesdale

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,058 SQ. FT / 98.29 SQ. M.



GROUND FLOOR

Living room

3.19m × 5.52m 10' 6" × 18' 1"

Kitchen/Dining

3.21m × 5.52m 10' 6" × 18' 1"



FIRST FLOOR

Bedroom 1

3.36m × 2.76m 11' 0" × 9' 1"

Bedroom 2

3.27m × 3.23m 10' 9" × 10' 7"

Bedroom 3

2.80m × 2.66m 9' 2" × 8' 9"

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The Ayleford

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,101 SQ. FT / 102.28 SQ. M.



GROUND FLOOR

Lounge

3.42m x 4.84m 11' 3" x 15' 11"

Kitchen/Dining

3.78m x 5.74m 12' 5" x 18' 10"



FIRST FLOOR

Bedroom 1

3.29m x 3.25m 10' 10" x 10' 8"

Bedroom 2

3.18m x 3.30m 10' 5" x 10' 10"

Bedroom 3

2.15m x 2.40m 7' 1" x 7' 11"

Bedroom 4

2.12m x 2.35m 7' 0" x 7' 9"

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The Plumdale

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,252 SQ. FT / 116.31 SQ. M.



GROUND FLOOR

Lounge

3.25m x 6.53m 10' 8" x 21' 5"

Kitchen/Dining

3.29m x 6.53m 10' 10" x 21' 5"



FIRST FLOOR

Bedroom 1

3.63m x 3.40m 11' 11" x 11' 2"

Bedroom 2

3.31m x 3.00m 10' 10" x 9' 10"

Bedroom 3

2.18m x 3.44m 7' 2" x 11' 4"

Bedroom 4

2.15m x 3.04m 7' 1" x 10' 0"

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The Colford

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,252 SQ. FT / 116.31 SQ. M.



GROUND FLOOR

Lounge

3.50m × 4.36m 11' 6" × 14' 4"

Kitchen/Dining

3.61m × 6.53m 11' 10" × 21' 5"



FIRST FLOOR

Bedroom 1

3.52m × 3.40m 11' 6" × 11' 2"

Bedroom 2

3.16m × 2.93m 10' 6" × 9' 8"

Bedroom 3

2.47m × 3.04m 8' 1" × 10' 0"

Bedroom 4

2.13m × 3.51m 7' 0" × 11' 6"

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The Hubham

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,370 SQ. FT / 127.27 SQ. M.



GROUND FLOOR

Lounge

4.13m x 3.60m 13' 7" x 11' 10"

Kitchen/Dining

3.88m x 5.81m 12' 9" x 19' 1"



FIRST FLOOR

Bedroom 1

5.30m x 3.61m 17' 3" x 11' 10"

Bedroom 2

3.29m x 3.75m 10' 10" x 12' 4"

Bedroom 3

3.71m x 3.08m 12' 2" x 10' 1"

Bedroom 4

2.83m x 3.51m 9' 3" x 11' 6"

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The Rightford

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,374 SQ. FT / 127.64 SQ. M.



GROUND FLOOR

Lounge

4.19m × 3.19m 13' 9" × 10' 6"

Kitchen/Dining

3.31m × 8.33m 10' 10" × 27' 4"

Study

2.14m × 2.82m 7' 1" × 9' 3"



FIRST FLOOR

Bedroom 1

3.21m × 3.06m 10' 7" × 10' 1"

Bedroom 2

4.05m × 3.19m 13' 4" × 10' 6"

Bedroom 3

4.17m × 2.93m 13' 8" × 9' 6"

Bedroom 4

3.02m × 2.20m 9' 11" × 7' 3"

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The Kitham

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,537 SQ. FT / 142.79 SQ. M.



GROUND FLOOR

Kitchen/Dining

5.42m × 5.91m 17' 9" × 19' 5"

Lounge

4.48m × 3.83m 14' 9" × 12' 7"



FIRST FLOOR

Bedroom 1

3.51m × 3.83m 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

3.52m × 3.19m 11' 7" × 10' 6"

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The Wayford

5 BEDROOM HOME, TOTAL INTERNAL AREA 1,836 SQ. FT / 170.57 SQ. M.



GROUND FLOOR

Lounge

4.40m x 6.06m 14' 6" x 19' 11"

Kitchen

5.58m x 3.35m 18' 4" x 11' 0"

Dining

3.39m x 3.06m 11' 1" x 10' 1"

Study

3.39m x 2.34m 11' 1" x 7' 8"



FIRST FLOOR

Bedroom 1

3.39m x 3.37m 11' 1" x 11' 1"

Bedroom 2 max.

3.67m x 3.47m 12' 1" x 11' 5"

Bedroom 3

3.02m x 3.81m 9' 11" x 12' 6"

Bedroom 4

4.10m x 2.39m 13' 5" x 7' 10"

Bedroom 5

3.22m x 2.33m 10' 7" x 7' 8"

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The Winterford

5 BEDROOM HOME, TOTAL INTERNAL AREA 2,067 SQ. FT / 192.03 SQ. M



GROUND FLOOR

Lounge

5.22m x 4.12m 17' 2" x 13' 7"

Lounge 2

4.74m x 3.56m 15' 7" x 11' 8"

Kitchen/Dining

6.36m x 3.83m 20' 11" x 12' 7"

Study

2.97m x 2.60m 9' 9" x 8' 6"



FIRST FLOOR

Bedroom 1

4.74m x 3.56m 15' 7" x 11' 8"

Bedroom 2

3.49m x 3.79m 11' 5" x 12' 5"

Bedroom 3

4.65m x 2.66m 15' 3" x 8' 9"

Bedroom 4

2.75m x 4.13m 9' 0" x 11' 3"

Bedroom 5

2.76m x 2.71m 9' 1" x 8' 11"

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*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. TWSW 79170 / March 2026

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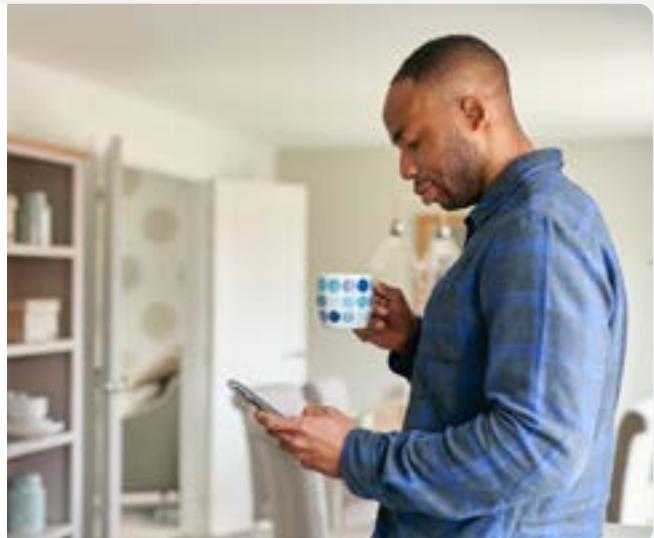


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