



A prestigious development of thirteen
4 and 5 bed new homes in a lovely wooded setting
on the site of the former hotel, with excellent
access to local amenities and transport links

www.bwhomes.co.uk/commodore



The Commodore is an exciting new development comprising a first phase of 13 four and five bedroom family homes within the extensive wooded grounds of the former Commodore Hotel in Cwmbran. The wonderful mature trees create a delightful parkland setting that belies the site's convenient location within a mile of both the town centre and railway station. The Commodore's location also allows excellent access to well-regarded local schools and shops, while the nearby A4042 dual carriageway provides easy access to the M4 motorway.

There are four house types, all designed with an emphasis on the requirements of a modern family with spacious garden, living and dining areas, as well as kitchens fully equipped with an excellent range of appliances as standard, including granite work surfaces, separate utility rooms and Indian sandstone patios and paths.



Cwmbran has a population of over 50,000, centred on its large, modern shopping centre with stores to suit every taste and requirement. These include Marks & Spencer, House of Fraser, H Samuel and River Island, as well as many other well-known high street names complemented by dozens of independent retailers. Friars Walk in Newport is less than a 10 minute train journey or drive away, while both St Davids, Cardiff and Cribbs Causeway, Bristol can be accessed in under 45 minutes.

Communications by road and rail are excellent, with the A4042 dual carriageway linking to the M4 just north of Newport. Similarly, trains from Cwmbran link to the Great Western Line at Newport and Cardiff, for direct onward travel to London, Bristol and West Wales.

Perfect for enjoying the outdoors, the rich and varied landscape of Monmouthshire with its sleepy country villages and historic towns offers a wide range of leisure opportunities for all ages, with attractions such as Tintern Abbey, the Caerleon Roman Amphitheatre, Big Pit National Coal Museum and the Celtic Manor, host of the 2010 Ryder Cup, all less than 30 minutes away.



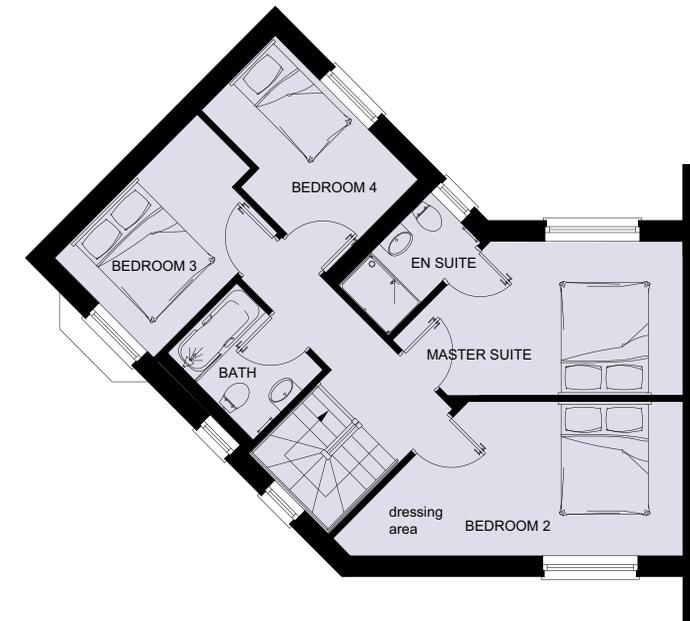


CGI shows Plot 6

The Oak

PLOTS 3 & 6

- an unique, 4 bedroom, semi-detached corner house
- very spacious, large open-plan kitchen / dining area
- large master bedroom suite
- dressing area to bedroom 2



FIRST FLOOR

Master Suite
4200mm x 2650mm
13' 9" x 8' 8"

Bedroom Two
4750mm x 2600mm
15' 7" x 8' 6"

Bedroom Three
3490mm x 2480mm
11' 5" x 8' 2"

Bedroom Four
3500 x 2250mm
11' 6" x 7' 5"



GROUND FLOOR

Lounge
5360mm x 3320mm
17' 7" x 10' 11"

Dining Kitchen
5360mm x 3200mm
17' 7" x 10' 6"

Utility
3080mm x 2130mm
10' 1" x 7' 0"

The Cedar

PLOTS 1, 2, 4, 5, 7, 9 & 10



CGI shows Plot 9

The Cedar

PLOTS 1, 2, 4, 5, 7, 9 & 10

- excellent 4 bedroom family house
- feature full height gable with bay window
- open-plan kitchen / dining area with separate utility room
- large master bedroom suite



FIRST FLOOR

Master suite

4380mm x 2930mm
14' 4" x 9' 7"

Bedroom Two

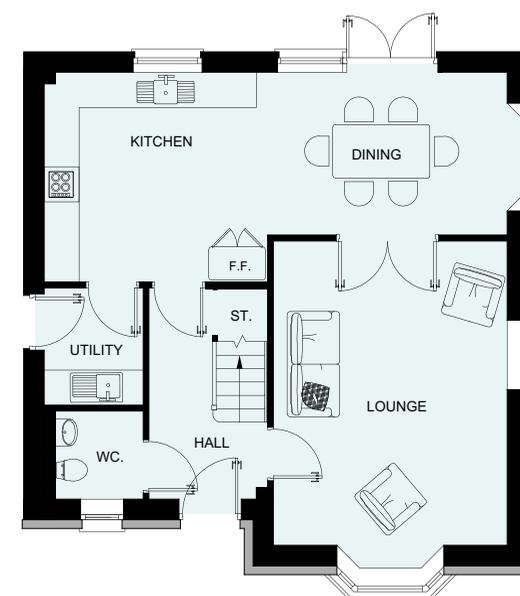
4000mm x 2800mm
13' 1" x 9' 2"

Bedroom Three

3580mm x 2580mm
11' 9" x 8' 6"

Bedroom Four

3400mm x 1950mm
11' 2" x 6' 5"



GROUND FLOOR

Lounge

5180mm x 4000mm
17' 0" x 13' 1"

Dining / Kitchen

7950mm x 3560mm
26' 1" x 11' 8"

Utility Room

2000mm x 1700mm
6' 6" x 5' 7"

*this property is available as a detached and semi detached home. Some units may be handed (mirror image). There are no bay windows on plot 4. Plot 5 has an additional bay window to the dining area (as shown). All plots except plot 5 have an additional window to the left of the patio doors (as shown)



The Oak Plots 3 & 6
4 bedroom



The Cedar Plots 1, 2, 4, 5, 7, 9 & 10
4 bedroom



The Willow Plots 8, 12 & 13
4 bedroom



The Redwood Plot 11
5 bedroom





CGI shows Plot 8

The Willow

PLOTS 8, 12 & 13

- large family house - 4 double bedrooms
- lounge with bay window and study room
- impressive open-plan kitchen
- large master bedroom suite

The Willow

PLOTS 8, 12 & 13



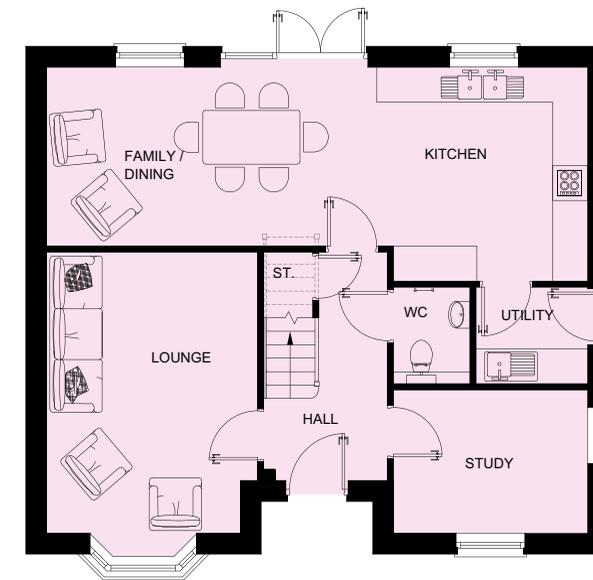
FIRST FLOOR

Master Suite
4600mm x 3900mm
15' 1" x 12' 9"

Bedroom Two (front)
4100mm x 3300mm
13' 5" x 9' 10"

Bedroom Three (rear)
3060mm x 3030mm
10' 0" x 9' 11"

Bedroom Four (rear)
3760mm x 2700mm
12' 4" x 8' 10"



GROUND FLOOR

Lounge
4736mm x 3620mm
15' 6" x 11' 11"

Study
3350mm x 2420mm
10' 11" x 7' 11"

Dining Kitchen
9300mm x 3040mm
30' 6" x 9' 11"

Utility
1930mm x 1650mm
6' 4" x 5' 5"

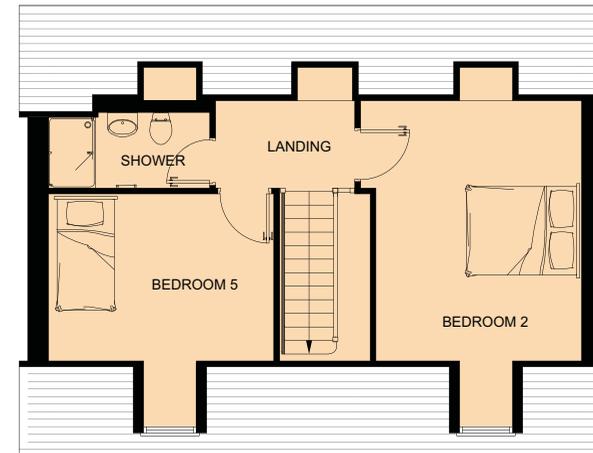


The Redwood

PLOT 11

- stylish 3-storey 5 bedroom house
- lounge with bay window and dining room
- superb open-plan family kitchen with sky-lights
- enormous master bedroom suite with dressing area

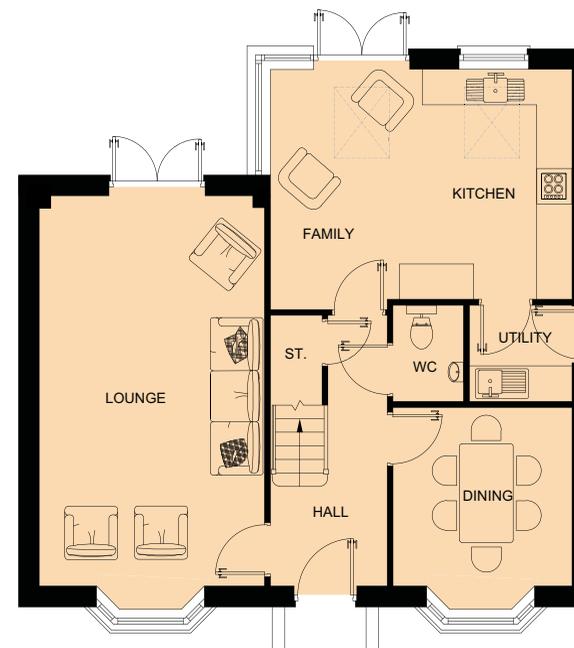
Customers should note these illustrations / floor plans are representative only and should be treated as general guidance. They cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescription Act 1991. Nor do they constitute a contract or a warranty. All dimensions indicated are approximate and taken to their maximum. Detailed plans and specifications are available upon request.



SECOND FLOOR

Bedroom 2:
4450mm x 3820mm
14' 7" x 12' 6"

Bedroom 5:
3900mm x 2780mm
12' 10" x 9' 4"



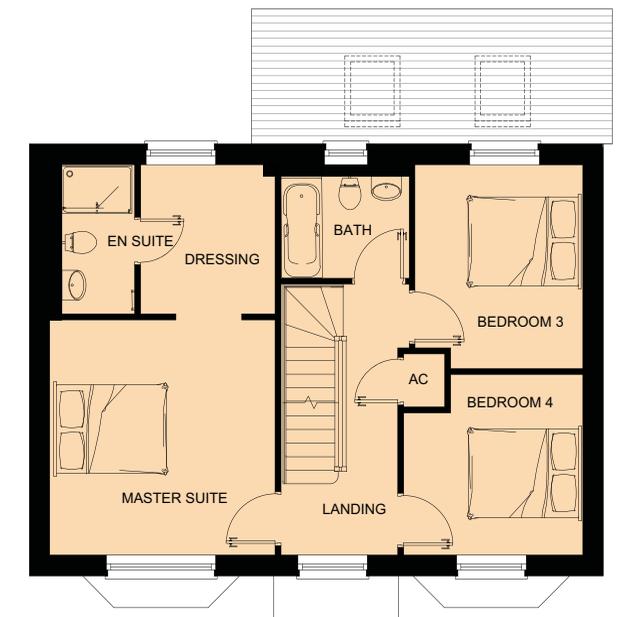
GROUND FLOOR

Lounge
6680mm x 3880mm
21' 11" x 12' 9"

Kitchen:
5220mm x 3930mm
17' 1" x 12' 11"

Dining:
3090mm x 3080mm
10' 2" x 10' 1"

Utility:
1810mm x 1650mm
5' 11" x 5' 5"



FIRST FLOOR

Master suite:
4040mm x 3880mm
13' 3" x 12' 9"

Bedroom 3:
3500mm x 2910mm
11' 6" x 9' 7"

Bedroom 4:
3110mm x 3110mm
10' 3" x 10' 2"



ButlerWall Homes are an aspiring name in house building with an established reputation for building the highest quality homes throughout South and West Wales and the West Country.

As a family owned and run developer a personal investment is made in every ButlerWall Home, ensuring your home will be finished to the highest standard and your own personal specification.

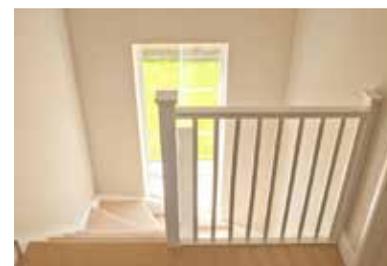
There are currently close to 200 new homes being built throughout South, Mid and West Wales, with luxury apartments in Tenby, stylish town houses in Pembroke and deluxe family homes in Blaenavon, Cwmbran and Llangammarch Wells.

Over 100 homes have been constructed throughout previous developments, ranging from grand family homes, modern town houses, and plush apartments, scattered throughout South West England and South and West Wales.



Specification

- Quality construction in a variety of external finishes
- Checkmate 10 year structural warranty cover
- Comprehensively fitted kitchens with appliances - dishwasher, oven, hob and grill, fridge & freezer (American style to the Cedar)
- Granite worktops throughout
- Large shower cubicles where fitted
- Floor coverings in kitchen and wet areas
- uPVC double glazing and security front door
- Gas fired central heating with combi boiler



Help to buy



Help to Buy - Wales, is a new Welsh Government initiative designed to help you move on or up the property ladder.

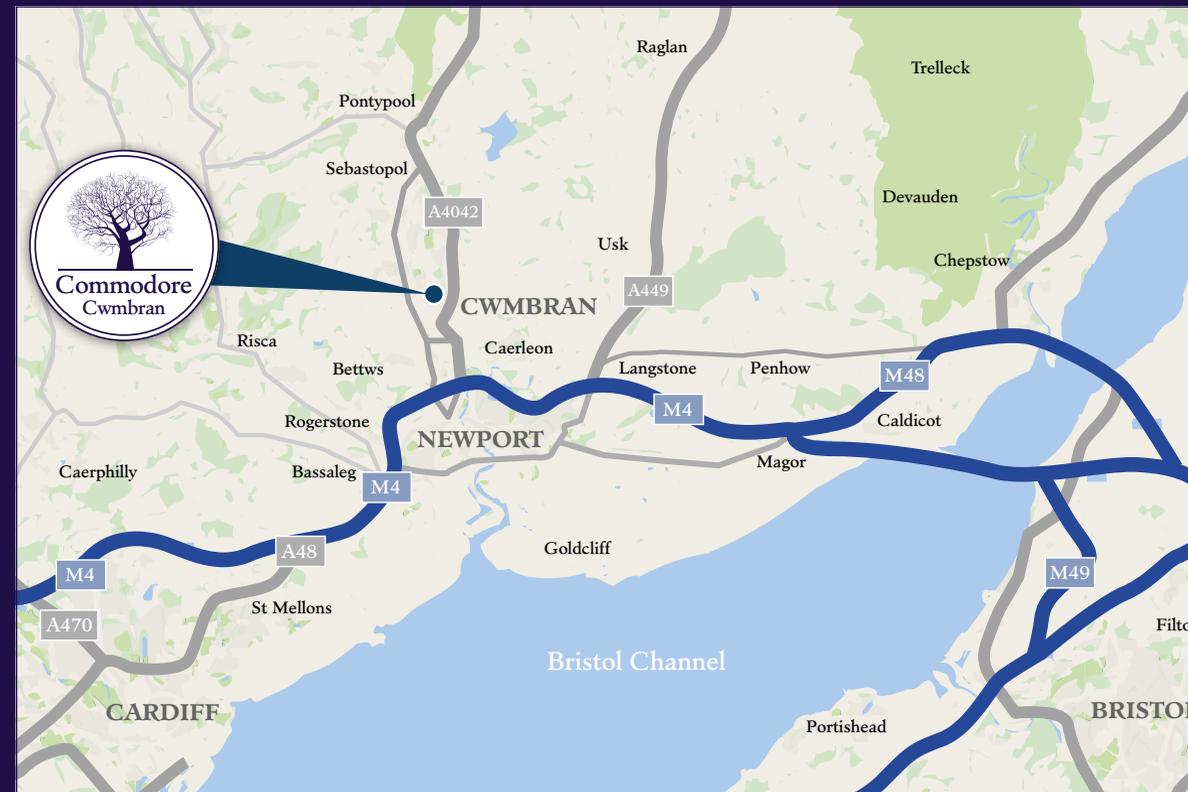
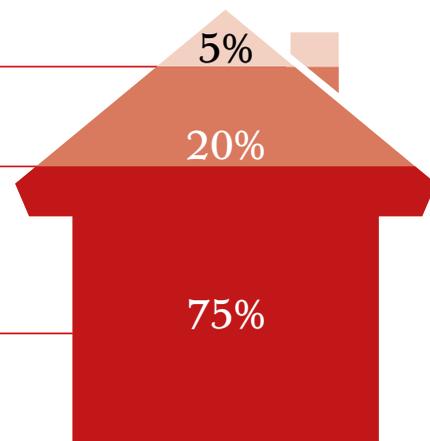
Help to Buy - Wales makes purchasing a new home more affordable than you might have thought.

Take a look at our illustrated example here, available at this development.

YOU PAY 5%

LOAN 20%

MORTGAGE 75%



Travel Times

By Road

Newport	5 miles	12 mins
Cardiff	18 miles	29 mins
Usk	12 miles	20 mins
Cribbs Causeway	27 miles	29 mins
Bristol	33 miles	40 mins
Swansea	53 miles	1 hr 3 mins
Birmingham	106 miles	1 hr 50 mins
London	139 miles	2 hrs 28 mins
Cardiff Airport	31 miles	48 mins
Bristol Airport	36 miles	50 mins

By Rail – from Cwmbran

Newport	11 mins
Cardiff	26 mins
Hereford	37 mins
Bristol	57 mins
Swansea	1 hr 33 mins
London	2 hrs 5 mins

Source: nationalrail.co.uk

Source: theaa.com

Help to Buy Wales is available on the purchase of your primary residence up to the value of £300,000. You must fund a minimum of 80% of the purchase price. The equity loan will need to be repaid when the property is sold or after 25 years i.e. up to 20% of the property's total sale price. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR ANY DEBT SECURED ON IT.

a development by



ROBERTS & CO

01633 873 322

CWMBRAN: 9 Gwent Square, Cwmbran NP44 1PN



01291 672 212

USK: 25 Bridge St, Usk NP15 1BQ

EMAIL: usk@parrys.com

www.bwhomes.co.uk/commodore