



At Castell Maen

it's easy to feel on top of the world

Castell Maen combines stylish modern living – and a choice of one and two bedroom apartments as well as three, four and five bedroom houses near the historic town of Caerphilly, just 8 miles from Cardiff. Locally you will find small independent stores and supermarkets as well as high street names in Castle Court shopping centre, you will also have the added bonus of a Farmers' Market each month.

Whether you are looking to enjoy local fayre in a local pub overlooking the landmark castle - one of the great medieval castles of Europe or a three course meal in one of its many restuarants, Caerphilly has something to offer everyone. It's local traditions include the River of Light lanterns Parade at Christmas-time and the annual Big Cheese festival, the town's extravaganza of music and dance, funfairs and fire-eating. Caerphilly's Leisure Centre offers all-year round fun and fitness from salsa to aerobics to yoga – and youngsters' activities from hip hop funk and cheerleading to ballet and go karting.

Virginia Park is home to Caerphilly RFC, while Caerphilly Golf Club is in set amongst true natural beauty. At Castell Maen, the stunning scenery of the Brecon Beacons National Park with its mountains and lakes is in easy reach - whether you are looking for picnics or pony trekking, fishing or mountain biking.

Taff Valley Activity Centre offers exciting new ways to experience the landscape, like all-terrain vehicles on cross-country nature trails in the Taff and Rhymney Valley's, or take life at a slower pace at a riding centre on Caerphilly Mountain – or simply find a spot and take in the views. Yet with excellent travel links, the buzz of city life is never far away. Castell Maen is close to Aber Halt station with a journey into Cardiff of just 22 minutes, while the M4 is a around 3 miles away, with Cardiff International Aiport 20 miles away.





Picture life at Castell Maen

development layout

-  1 & 2 bedroom apartments
plots 229-237, 293-301 & 302-310
-  1 & 2 bedroom apartments
plots 238-249 & 250-261
-  1 & 2 bedroom apartments
plots 200-209
-  The Tintern
3 bedroom home
plots 225, 226, 227, 228, 263,
264, 265, 266, 284 & 285
-  The Somerton
3 bedroom home
plots 219, 268 & 286
-  The Somerton 2
3 bedroom home
plots 218 & 220
-  The Cheltenham 2
3 bedroom home
plot 222
-  The Preston 2
3 bedroom home
plot 221
-  The Chester 1
3 bedroom home
plots 210, 211, 212, 213,
271, 272, 273 & 274
-  The Elm
4 bedroom home
plots 215, 223, 224, 262, 267, 269 & 270
-  The Warrington
4 bedroom home
plots 217, 277, 290 & 291
-  The Wilton
4 bedroom home
plots 214, 278, 287 & 288
-  The Beaufort
4 bedroom home
plots 276 & 282
-  The Winchester
4 bedroom home
plots 280 & 281
-  The Solva
5 bedroom home
plots 216, 275, 279, 283, 289 & 292

Public Open Space

Future Development

Existing Development

Nantgarw Road

B4600

Underpass

LAP



The site plan is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. For details of individual properties and availability please refer to our Sales Consultant.

Key to plan: b/s Bin store.




Fantastic new homes...



Castell Maen Caerphilly



- High quality casement design PVC-U windows with horizontal bar to front elevation (where applicable)
- Steel front and rear doors for added security (where applicable)
- Internal walls finished in cream emulsion throughout with white gloss woodwork including skirtings and architraves.
- Smooth painted ceilings in white emulsion
- White 4 panel woodgrain internal doors with chrome ironmongery (where applicable)
- Kitchen fitted with a range of wall and base units
- Single oven and chimney hood in stainless steel to houses with a choice of either gas or electric hob
- Oven, electric hob and integrated hood in black to apartments
- Bathroom, en-suite and cloak room fitted with white sanitaryware (where applicable)
- Traditional gas-fired high efficiency central heating (houses only)
- Thermostatic radiator valves to all rooms with slave valve to hall (houses only)
- Electric heating by Chatsworth to apartments
- Television points to living room & master bedroom
- BT points to living room, master bedroom & study (where applicable)
- Canopy style steel garage doors (where applicable)
- Mains linked smoke detectors
- External light to front entrance (where applicable)
- Turf to front garden (where applicable)
- Video entry to all apartments
- Washer/dryer to apartments only
- 10 year  warranty

...with a superb specification



Photographs depict typical Bellway interiors from previous developments



**BESPOKE
ADDITIONS**

YOUR HOME, DESIGNED BY YOU

Bespoke Additions is a unique package that offers you the freedom to personalise your new Bellway home, before you even move in.

Our extensive range of options help you to decide whether you want to upgrade the quality fittings we offer as standard or even choose to include additional items so that you can make your new home as individual as you are.

And, most importantly of all, because we recognise that you want to move in to the perfect home from day one, we will ensure that all your chosen features are expertly fitted and finished by the time you move in.

Choose from our range of Bespoke Additions options covering the following areas:

Kitchens: Granite worktops • Integrated or freestanding washer/dryer
• Integrated or freestanding tumble dryer • Built-under double oven • Ceramic hob
• Stainless steel appliances • Fridge/freezer • Dishwasher • Microwave • Washing machine

Flooring: Choose from carpets, vinyl or ceramic

Tiling: Full and half height tiling • Comprehensive upgrade options

Plumbing: Water filter tap • Heated towel rail

Security: Intruder alarms • Security lights

Electrical: Additional sockets • Additional switches • Chrome sockets • Chrome switches
• Under-unit lighting • Shaver socket and light • Electric powered garage door controls
• Tumble dryer vent • Dimmer switches • Recessed lighting • Light fittings • BT and TV points
• **E-LIFE** packages allow potential home owners the opportunity to customise their new homes with distributed audio systems, home cinema and surround sound packages as well as an option which will allow you to set up a home network

Miscellaneous: Landscaped gardens • Fencing to rear garden • Conservatories • Wardrobes
• Furniture package • Fire and surround • Curtain package • Bathroom and en suite accessories
• Full height mirror over bath • Glazed internal doors (houses only)

Although we make every effort to ensure that as many Bespoke Additions choices as possible are available to you, not every development offers all the range shown above. Therefore we recommend that you talk to our Sales Advisor now.

All Bespoke Additions options are subject to normal Bellway terms and conditions and are limited to our standard variation list. You are advised that Bespoke Additions is subject to build stage. Please consult our Sales Advisor for further details.

Our dedicated Customer Care department will ensure your move to a new Bellway home is as smooth as possible

For sixty years the name Bellway has been synonymous with quality craftsmanship and quality homes, we are justifiably proud of this reputation and work hard to provide you with a home that meets with your dreams.

From the day a customer visits our sales centre to the move-in day we aim to provide a level of service and after-sales care that is second to none.

In recognising the close involvement our customers seek in purchasing their new homes we deliberately gear our sales hand-over process to involve our customers at every possible opportunity. Firstly all our homes are quality checked by our site managers and sales advisors. Customers are then invited to pre-occupation visits; this provides a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing customer care and building quality homes is good business sense. However, we are aware that errors do occur and it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales teams and a Customer Care centre that is specifically tasked to respond to all customer complaints.

We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home; a 10 year NHBC warranty provides further peace of mind.

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Customer Care





two great ways to help you move

Part Exchange

Buy and sell in one easy move with Bellway

Buy and sell in one easy move with Bellway Part Exchange. Bellway has always built attractive and desirable new homes. That's why we've become one of the top ten builders in Britain. But now there's even more reason to choose a Bellway home. To make the whole process of selling and buying easier, we've put together a range of services to make your move as hassle free as possible.

The benefits of this amazing deal include:

- A fair offer for your old home based on an independent valuation
- A decision made usually within 7 days
- No estate agents' fees to pay
- A guaranteed price for your old home
- A stress free move for you
- The option to stay in your existing home until your new house is ready
- No advertising fees to pay

Part Exchange - the simplest and quickest way to move house!

Part Exchange is not available with any other offer and is subject to the Terms and Conditions of our Part Exchange Package. Part Exchange is only available on selected properties, and may not be offered at this development.

Express Mover

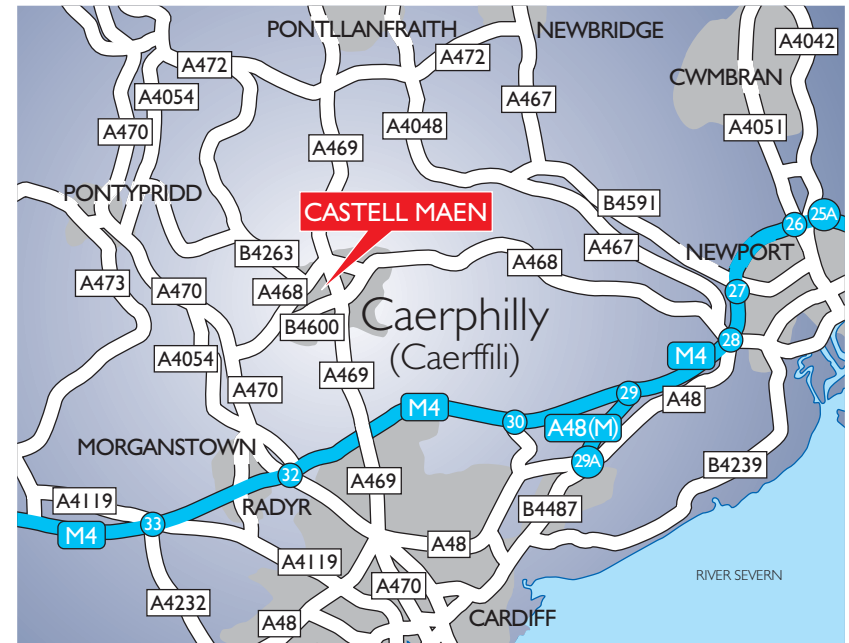
The fast and free way to sell your home

To make the whole process of selling and buying easier, Bellway has put together a range of services to make your move as hassle free as possible. Express Mover is the solution if you want to buy a Bellway home but haven't sold your own house.

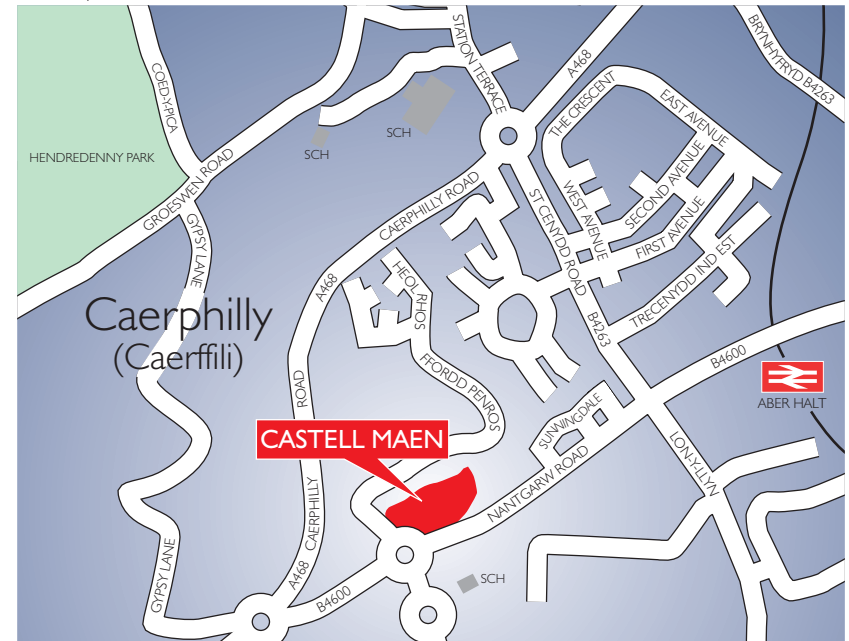


The Advantages:

- A recommended local agent will be used to market your present home
- You agree the selling price on your present home
- The estate agent works harder making your present home a higher priority to sell
- Details of your present home will be displayed in our sales office
- Bellway will do all the chasing with the Estate Agent to secure a sale for you
- You get a market price for your present home
- You can trade 'up', 'down' or 'sideways'
- Properties outside our region can be registered on the scheme
- Most importantly - it's free of charge! Bellway pay your Estate Agent fees
- Prospective buyers are properly qualified before being given an appointment to view your present home



Area Map



Local Map

Maps not to scale

Bellway Wales
 Alexander House, Excelsior Road,
 Western Avenue, Cardiff, CF14 3AT
 Telephone 029 2054 4700
 Fax 029 2054 4701 www.bellway.co.uk



The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Designed and produced by thinkBDW 01206 547151 or 020 7851 8280