



Lysaght Village



An exciting
development of 1, 2,
3 & 4 bedroom homes

Lysaght Village

Lysaght Village is yet another addition to the Taylor Wimpey family in Newport. An exciting new development situated close to the river Usk and very conveniently located for commuter routes via the nearby Southern Distributor Road.

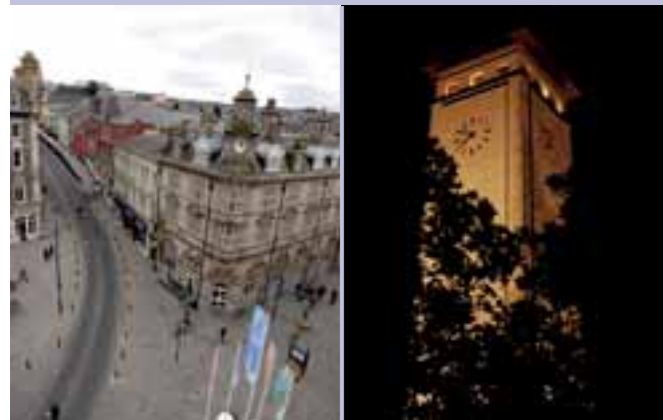
Lysaght Village is at the forefront of a major regeneration scheme designed to make the city an even more vibrant and exciting place to live and work. The £500 million regeneration includes refurbishment of the Kingsway Shopping Centre. Olympic athletes train at the Wales National Velodrome and you may like to support the Newport Gwent Dragons rugby team.







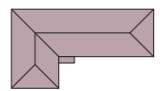

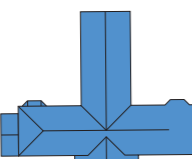









An awe inspiring location, Newport is grounded by its own castle on the banks of the River Usk. Venture into the city for a great mix of shopping, entertainment and culture.






Visit the Riverfront Arts Centre for its events, café and bar, Victorian market and high street stores, or head for the retail park and Cineworld. There are also beautiful parks and open spaces for those quiet times, plus lovely surrounding countryside including the Wye Valley, the Vale of Usk, the Brecon Beacon National Park and Forest of Dean. Newport boasts more than 50 schools and a university so a good education is high on the agenda. Conveniently located on the M4 corridor, Newport provides easy access to Cardiff and Bristol whilst trains from the railway station only 1.6 miles away connect you with the rest of the UK – just 90 minutes into London.

All in all a great place to live – especially in your new Taylor Wimpey home.

Homes on this development may be sold to a Housing Association or other investor at a later date.



	Stour 1 bedroom homes		Charleston 3 bedroom homes
	Teme 1 bedroom homes		Chester 3 bedroom homes
	Buckthorn 2 bedroom homes		Gosforth 3 bedroom homes
	Lydstep 2 bedroom apartments		Harvington 3 bedroom home
	Pendine 2 bedroom apartments		Kirkstone 3 bedroom homes
	Douglas 2 bedroom homes		Wessex 3 bedroom homes
	Lynton 2 bedroom apartments		Granforth 4 bedroom homes
	Neath 2 bedroom homes		Malbury 4 bedroom homes
	Aston 3 bedroom homes		Affordable Housing

	Garage Access
	Visitors Parking Space
	Bin Storage Area
	Cycle Storage Area
	Drive Through/Car Port Access



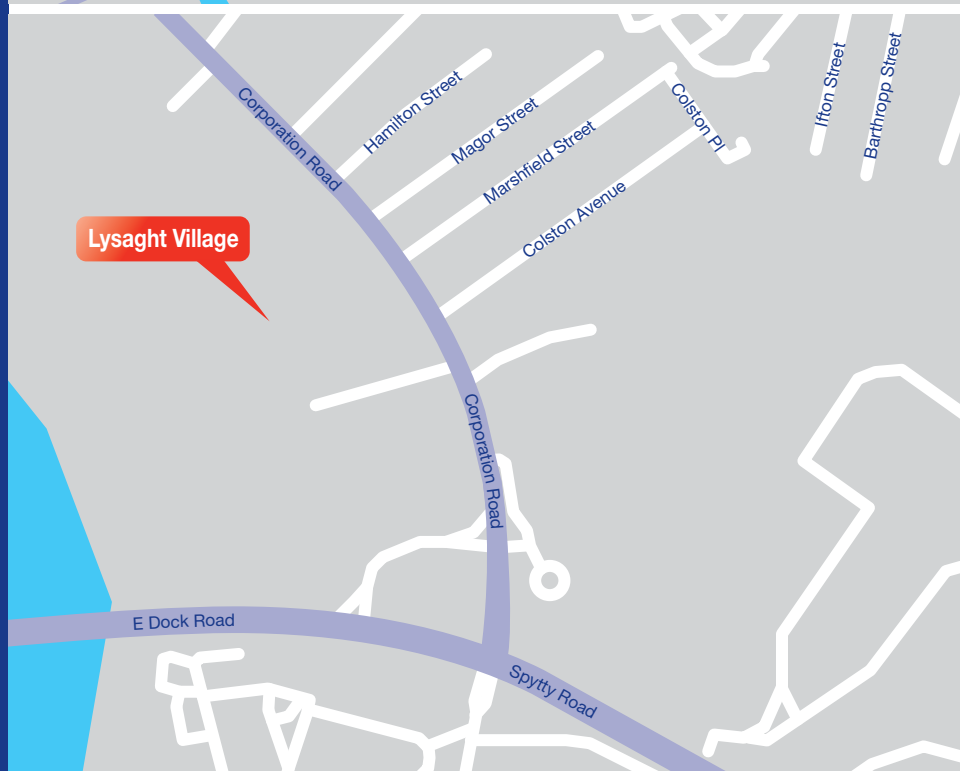
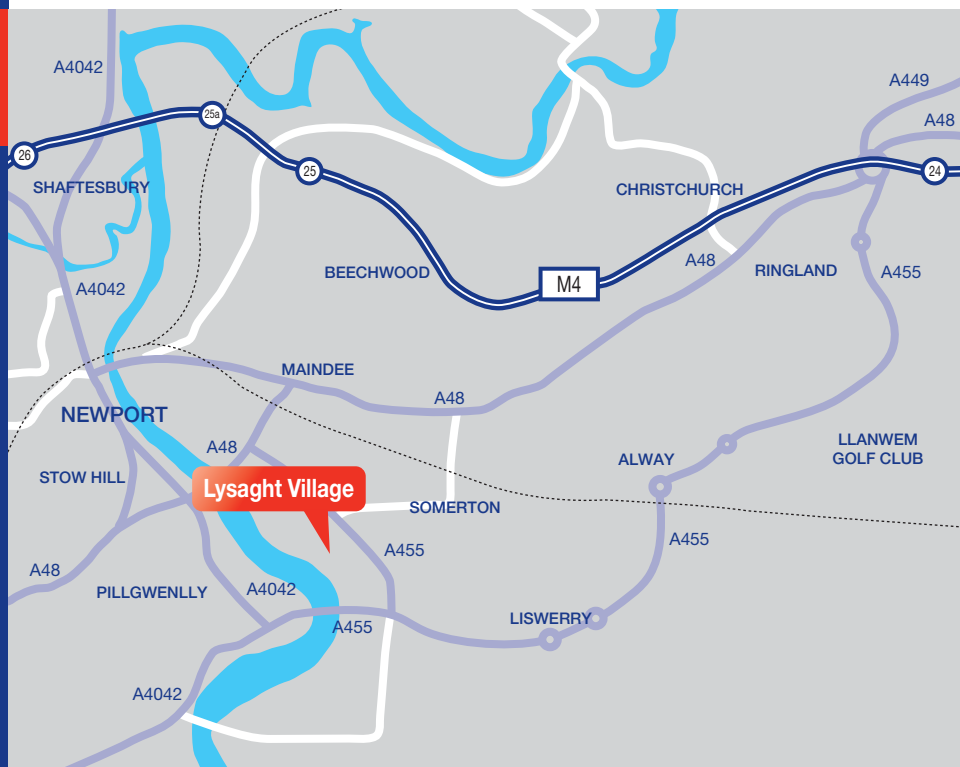
The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation.



How to find us:

From the M4 – Junction 24

At the roundabout take the exit onto the A48. Keep left at the fork and continue towards the A455/Ringland Way. Continue to follow A455 for 3.4 miles going through five roundabouts. After the 3.4 miles take the left turn into B4237/Corporation Road. Continue on Corporation Road and the development is on your right after 0.6 miles.



Lysaght Village,
Corporation Road,
Newport NP19 0XT
Sales hotline: 02920 534 767

Sales information centre open
10.00am – 5.00pm daily
0845 672 3906

Taylor Wimpey South Wales
Eastern Business Park,
Wern Fawr Lane, St Mellons, Cardiff,
South Glamorgan CF3 5EA

Regional Office: 02920 534 700

taylorwimpey.co.uk/southwales

Please note:

Information correct at time of going to print, in May 2010. Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are subject to change and should not be used when ordering floorcoverings or furnishings. Please ask the Sales Executive for up-to-date information when reserving your new home.

Maps not to scale.



Key features

- Spacious living room with French doors to rear garden
- En-suite to bedroom 1
- Downstairs cloakroom
- Family bathroom

3 bedroom home

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Harvington

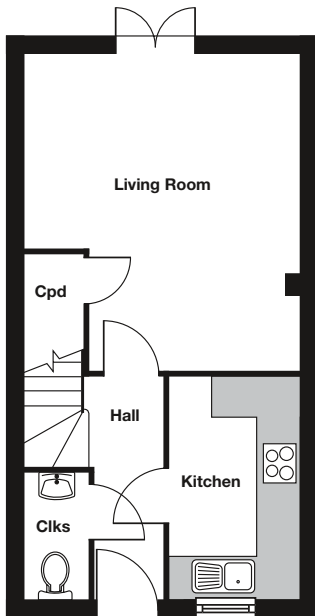
Ground Floor

Kitchen

3.35m x 1.96m 10'11" x 6'5"

Living Room (Max.)

4.79m x 4.15m 15'8" x 13'7"



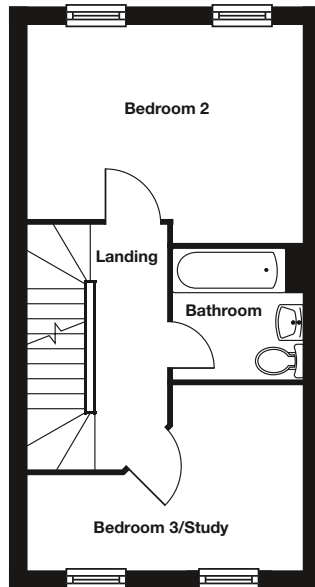
First Floor

Bedroom 2 (Max.)

4.15m x 3.28m 13'7" x 10'9"

Bedroom 3/Study (Max.)

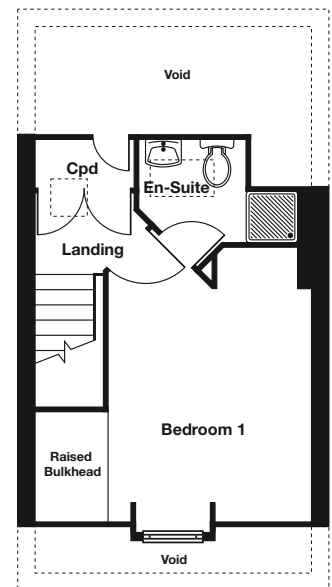
4.15m x 2.77m 13'7" x 9'1"



Second Floor

Bedroom 1 (Max.)

4.15m x 3.62m 13'7" x 11'10"



Please note

*Window positions to end terraces plots only. Some plots may be handed.
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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.
All dimensions are + or - 50mm and floor plans are not shown to scale. TWSWA64/May 2010



Key features

- Spacious living room with French doors to rear garden
- En-suite to bedroom 1
- Downstairs cloakroom
- Family bathroom

3 bedroom home

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Ground Floor

Kitchen

3.40m x 2.69m 11'1" x 8'9"

Living Room (Max.)

4.82m x 4.22m 15'9" x 13'10"

First Floor

Bedroom 1 (Min.)

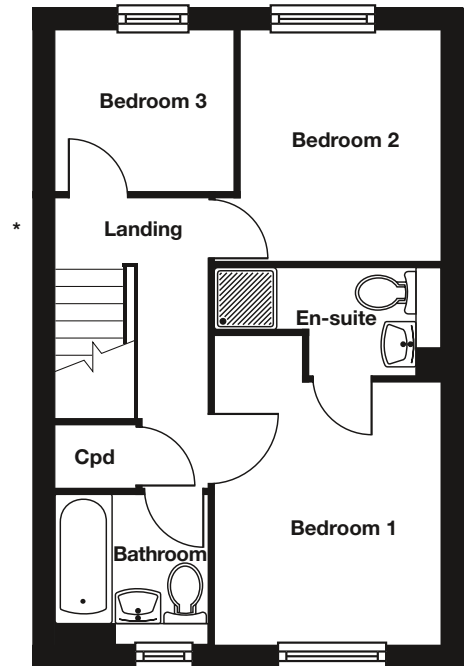
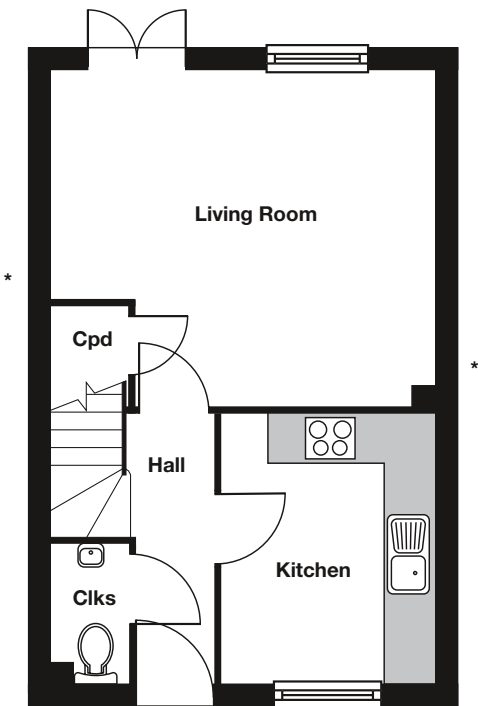
3.34m x 2.83m 10'11" x 9'3"

Bedroom 2 (Min.)

2.89m x 2.51m 9'5" x 8'2"

Bedroom 3

2.22m x 2.00m 7'3" x 6'6"



Please note

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Key features

- Open-plan kitchen/living room
- Velux windows to bathroom, landing and kitchen/living room

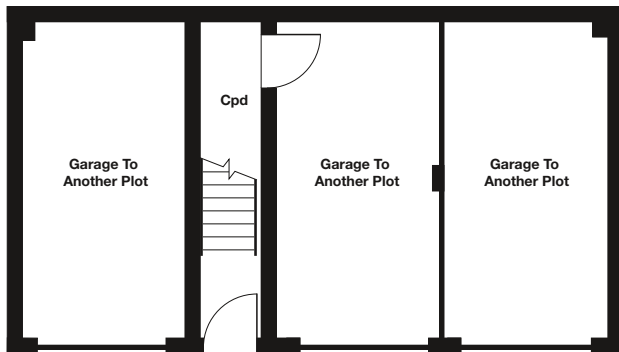
2 bedroom home

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Neath

Ground Floor



First Floor

Kitchen/Living Room

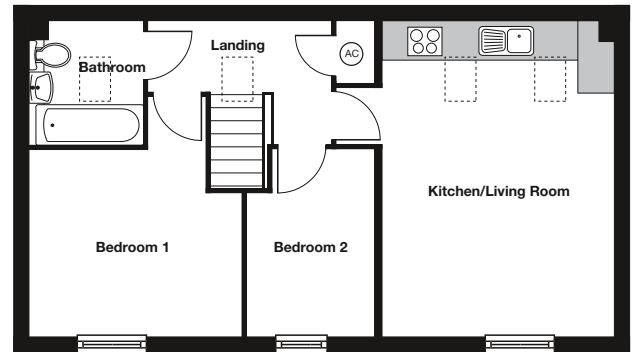
5.41m x 4.02m 17'9" x 13'2"

Bedroom 1

3.65m x 3.24m 11'11" x 10'7"

Bedroom 2

3.24m x 2.22m 10'7" x 7'3"



Please note

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Key features

- Kitchen with French doors to rear garden
- Spacious living room with Juliet balcony
- En-suite to bedroom 1
- Separate utility

3 bedroom home

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Gosforth

Ground Floor

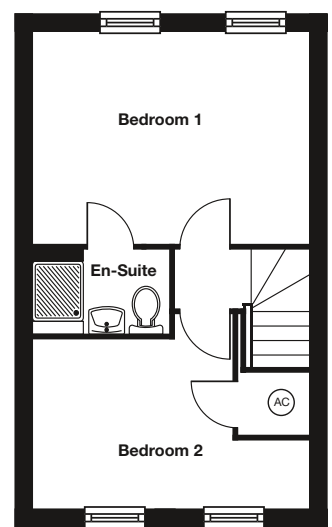
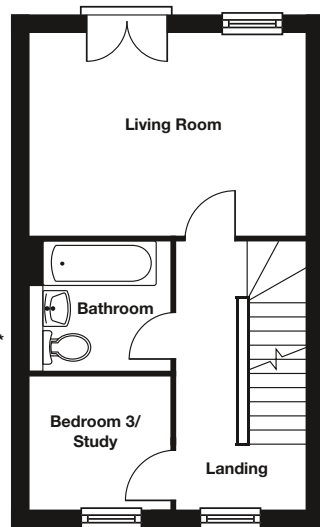
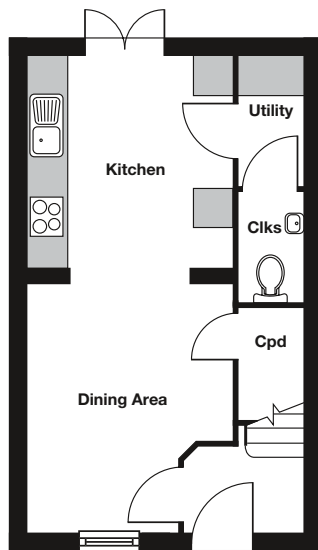
Kitchen	3.24m x 3.12m	10'7" x 10'2"
Dining Area	3.75m x 3.12m	12'3" x 10'2"
Utility	1.99m x 0.97m	6'6" x 3'2"

First Floor

Living Room	4.17m x 3.08m	13'8" x 10'1"
Bedroom 3/Study	2.14m x 2.00m	7'0" x 6'6"

Second Floor

Bedroom 1	4.17m x 3.21m	13'8" x 10'6"
Bedroom 2 (Max.)	4.17m x 2.56m	13'8" x 8'4"



Please note

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Key features

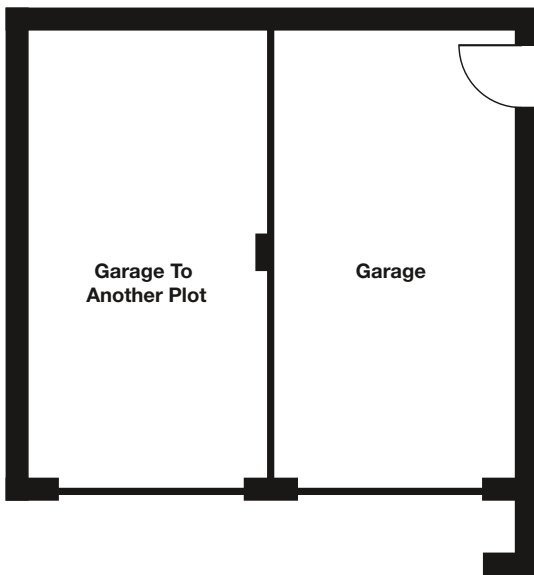
- En-suite to bedroom
- Open-plan kitchen/living room

1 bedroom home

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Teme

Ground Floor



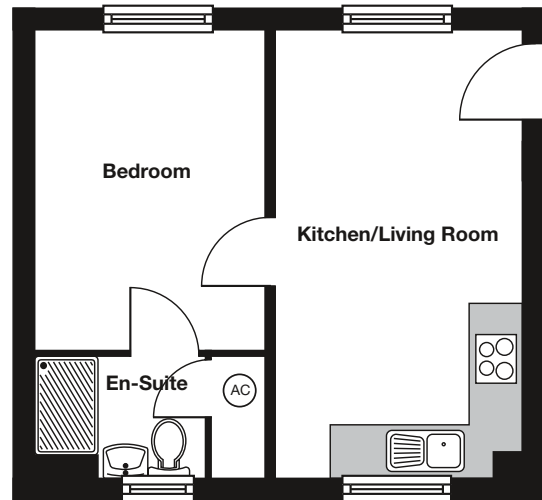
First Floor

Kitchen/Living Room

5.41m x 2.95m 17'9" x 9'8"

Bedroom

3.89m x 2.77m 12'8" x 9'1"



Please note

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Key features

- Spacious living room with French doors to rear garden
- Downstairs cloakroom

2 bedroom home

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Douglas

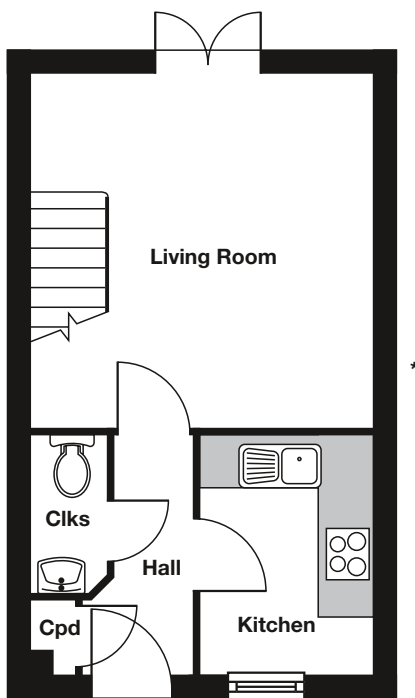
Ground Floor

Kitchen

2.71m x 1.97m 8'10" x 6'5"

Living Room

4.07m x 3.92m 13'4" x 12'10"



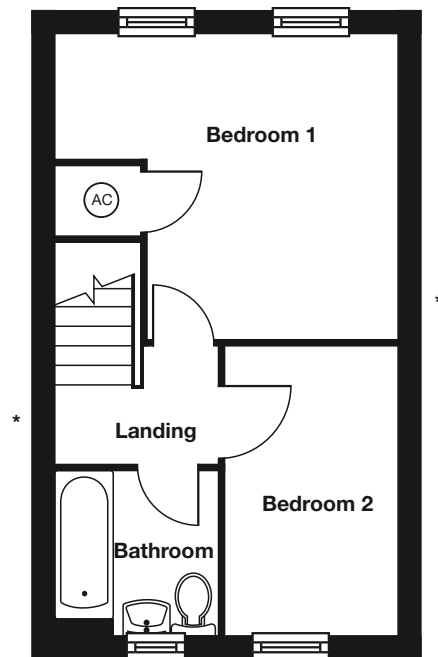
First Floor

Bedroom 1 (Max.)

3.92m x 3.46m 12'10" x 11'4"

Bedroom 2

3.32m x 1.98m 10'10" x 6'6"



Please note

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Key features

- Kitchen/dining area with French doors to rear garden
- Spacious living room with Juliet balcony
- En-suite to bedroom 1
- Integral garage
- Downstairs cloakroom

3 bedroom home

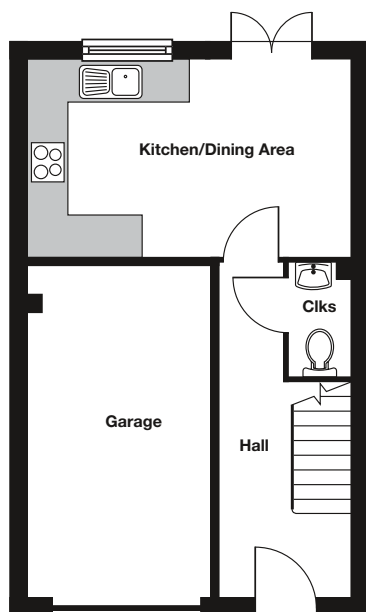
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Aston

Ground Floor

Kitchen/Dining Area

4.88m x 2.96m 16'0" x 9'8"



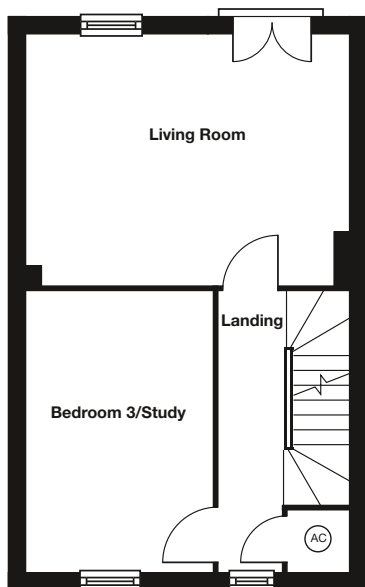
First Floor

Living Room

4.88m x 3.76m 16'0" x 12'4"

Bedroom 3/Study

4.21m x 2.81m 13'9" x 9'2"



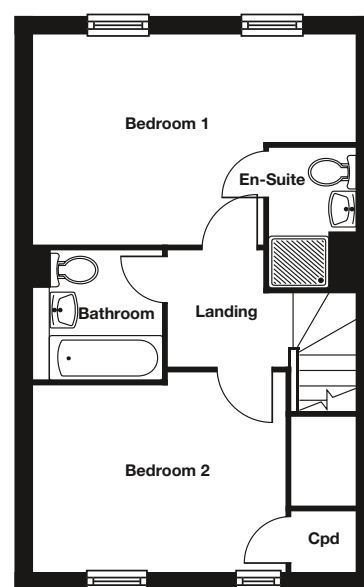
Second Floor

Bedroom 1 (Max.)

4.88m x 3.17m 16'0" x 10'4"

Bedroom 2 (Min.)

3.79m x 2.82m 12'5" x 9'3"



Please note

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Key features

- Spacious living room with French doors to rear garden and bay window
- Downstairs cloakroom
- Kitchen with dining area
- En-suite to bedroom 1

3 bedroom home

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Charleston

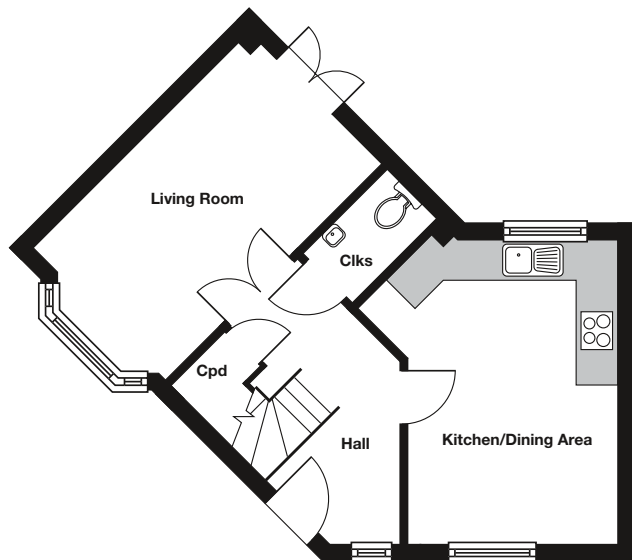
Ground Floor

Kitchen/Dining Area (Min.)

4.74m x 3.29m 15'6" x 10'9"

Living Room (Ex. Bay)

4.74m x 2.89m 15'6" x 9'5"



First Floor

Bedroom 1

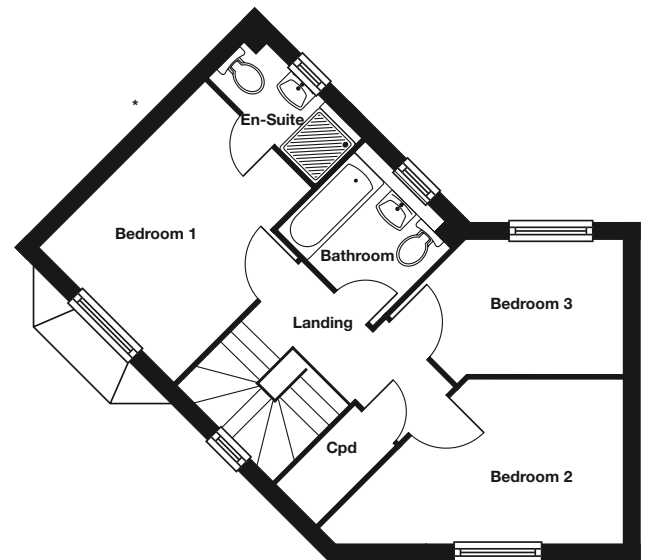
3.63m x 2.95m 11'10" x 9'8"

Bedroom 2 (Max.)

4.48m x 2.55m 14'8" x 8'4"

Bedroom 3 (Min.)

2.47m x 2.09m 8'1" x 6'10"



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Key features

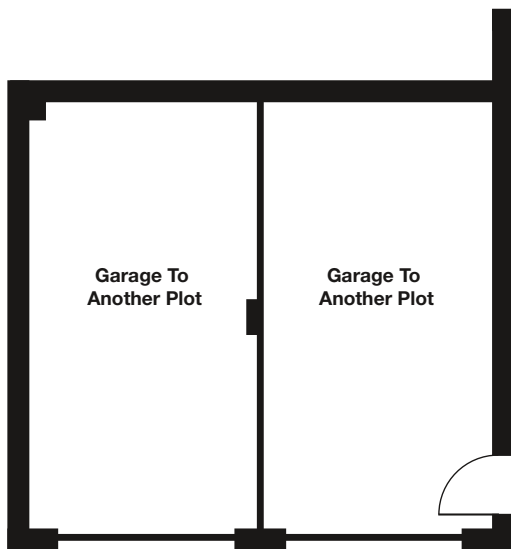
- En-suite to bedroom
- Open-plan kitchen/living room

1 bedroom home

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Stour

Ground Floor



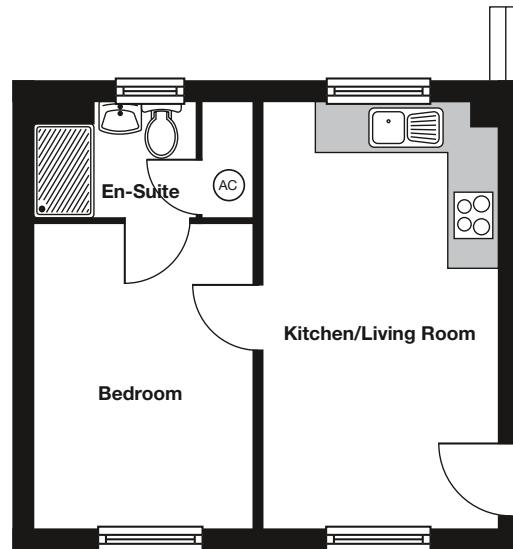
First Floor

Kitchen/Living Room

5.41m x 2.95m 17'9" x 9'8"

Bedroom

3.90m x 2.77m 12'9" x 9'1"



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