

Taylor
Wimpey

Allt Yr Yn

Newport

A collection of 2, 3, 4 & 5 bedroom homes

Welcome to our carefully selected collection of homes. Built with the same passion and commitment that we have had for over 100 years, we are proud of the homes we build and we hope you'll love them.



Welcome to

Allt Yr Yn

A stylish new development of 2, 3, 4 & 5 bedroom homes, located in Newport – a city where the past and the future meet to provide an exciting present.



Image shows a street scene at Allt Yr Yn.



“The moment you enter a Taylor Wimpey home you’ll see that we design and build our homes and communities around you.”

Lifestyle

Welcome to a home where all the fixtures and fittings are brand new and unused. Where you won’t need to worry about DIY and home improvements, so you can spend more time with your family and friends doing all the things you really enjoy.

From the day you move in, you’ll love the fact that everything in your new home is clean and untouched. Your new home will be decorated in neutral colours, so you’ll get a blank canvas to stamp your own style and personality on from day one.

If you’ve reserved early enough in the build process, you’ll get to choose from a range of brand new carpets, fixtures and fittings that will be installed in your new home before you move in. Which means as soon as you unpack you can start using your dream kitchen or bathroom.

And while it’s these finishing touches that make a house a home, you can also be sure that we’ve constructed your home to energy efficient, modern building standards, so you can enjoy living in a safe and secure environment.

We use traditional construction techniques incorporating modern materials in our homes. Environmentally friendly features like efficient heating systems, double glazed windows, high levels of wall and loft insulation and well-designed ventilation systems will keep your home cosy and warm and effortlessly help you save energy and money.

Just before you move in, we’ll explain how your new home works from top to bottom. And once you’ve moved in, our team will visit you a couple more times to check how you’re settling in and help out with any issues you may have. And all our new homes come with a two year Taylor Wimpey warranty and a 10 year NHBC warranty, giving you absolute peace of mind right from day one.

The moment you enter a Taylor Wimpey home you’ll see that we design and build our homes and communities around you. But we build more than just new homes – last year we helped to create and maintain over 15,000 jobs in the UK and through our planning obligations we contributed over £227million to our local communities. This included providing new roads and improved public transport, schools, nurseries, health centres and shops. Which means you can trust us to not only build stylish homes but to invest in the things that make you and your family happy.

Images on this page show typical Taylor Wimpey homes, which may include optional upgrades at additional cost.



The Location

A city with the history and culture of Newport enables you to live today's busy lifestyles to the full. Shopping, entertainment, sport, leisure, art, relaxation – they are all well catered for in this vibrant place. Newport is also undergoing extensive regeneration, giving you the character of the old alongside the benefits of the new.

As far as shopping is concerned, Newport boasts all the High Street names, as well as independent stores and one off boutiques. The Kingsway Centre has lots of popular names all under one roof and Newport Market offers the finest fresh produce along with clothing, gifts and lots more. For the weekly shop you will find Asda and Sainsbury's in the area.

Education for all ages is well catered for. From St Mary's Roman Catholic Primary School for the younger ones sitting just next to Allt Yr Yn by Taylor Wimpey, through to Newport High School with its virtual learning environment just over a mile away, whatever their age, top quality schooling need never be far from your door.

For travel, Newport is very well connected. The M4 motorway is less than a mile from the city centre if you're going by car, while the Great Western main railway line stops at Newport Railway Station if you're travelling by train. For journeys further afield you have Cardiff and Bristol Airports 28 and 36 miles away respectively and there are also direct coach services to Gatwick and Heathrow.

The all important matter of healthcare needn't be a worry either, with doctors' and dental surgeries close by and the Royal Gwent Hospital only a short journey away.

All of this is just a snippet of what's waiting for you. Whatever's on your wish list, with a home at Allt Yr Yn you can tick all the boxes.

Journey times and distances are approximate.



“Trust Taylor Wimpey to not only build stylish homes but to invest in the things that make you and your family happy. We know that there is no better recommendation than one that comes from the people who actually live in our new homes”

Of course, there are plenty of other reasons to choose a Taylor Wimpey home such as a range of schemes to help you move, the peace of mind of a 10 year NHBC warranty, excellent customer care, reduced energy costs and low maintenance.

Average Victorian home energy bill*

£1621

Average New home energy bill*

£781

Money saved on energy bill*

£840



Buy now, buy new

As an award-winning house builder, we know that everything we do affects the quality of the homes and developments we build and ultimately the well-being of both our customers and the communities in which we work. We are proud of what we build and how we approach every stage of the home-building process.

*Indicative costs and savings calculated using Zero Carbon Hub house types modelled in NHER plan assessor 5.3/5.4 (SAP 2009).



Welcome to **Allt Yr Yn**

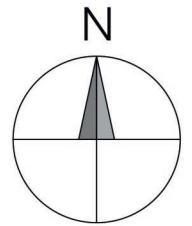
Welcome to your new home at Allt Yr Yn by Taylor Wimpey – a stylish new development of 2, 3, 4 & 5 bedroom homes – that brings a touch of luxury amidst Newport's up and coming city location, that still has the beauty of some very special scenery all around.

A city with the history and culture of Newport enables you to live today's busy lifestyles to the full. Shopping, entertainment, sport, leisure, art, relaxation – they are all well catered for in this vibrant place. Newport is also undergoing extensive regeneration, giving you the character of the old alongside the benefits of the new.

With all the amenities you need for everyday living amidst a setting that provides you with everything to enjoy everyday life, whatever's on your wish list, with a home at Allt Yr Yn you can tick all the boxes.



Hello.
You'll find our Allt Yr Yn showhome and sales office right here.



5 bedroom homes

The Mappleton
5 bedroom home
Plot: 32

The Mappleton Special
5 bedroom home
Plots: 77, 99, 100, 101, 103, 104, 107, 118, 119 & 120

The Stanton Special
5 bedroom home
Plots: 11, 19, 20, 34, 35, 36, 37, 50, 57, 79 & 95

The Winford
5 bedroom home
Plots: 1, 2, 4, 7, 8, 33, 73, 75, 76, 108, 109, 110, 111, 117, 122, 124 & 129

4 bedroom homes

The Charlbury Special
4 bedroom home
Plots: 9, 10, 12, 13, 21, 22, 23, 38, 39, 51, 52, 53, 54, 84, 85, 86, 87, 88, 90, 91, 92, 93 & 94

The Heydon
4 bedroom home
Plot: 96

The Petford Special
4 bedroom home
Plots: 24, 25, 26, 27, 41, 60, 61, 62, 113, 114, 115, 116, 125, 126, 127 & 128

The President
4 bedroom home
Plots: 63 & 78

4 bedroom homes

The Redfern
4 bedroom home
Plots: 3, 5, 6, 70, 71, 72, 74, 112 & 123

The Shelford
4 bedroom home
Plots: 31, 69 & 97

The Stirling Special
4 bedroom home
Plots: 28, 40, 98, 102, 105, 106 & 121

3 bedroom homes

The Crofton Special
3 bedroom home
Plots: 29, 30, 42, 43, 44, 45, 56, 58, 64, 65, 66, 80, 81, 82 & 83

The Hallford Special
3 bedroom home
Plots: 15, 16, 17 & 18

The Wenvoe
3 bedroom home
Plots: 55, 67 & 68

2 bedroom homes

The Cardale
2 bedroom coach house
Plots: 14 & 89

The Mardale
2 bedroom coach house
Plot: 59

- Sub Station
- ▶ Garage Access
- ≡ Embankment Slope
- v Visitor Parking Space

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. XTWAL723/October 2015.



The Winford – Plot 109 5 bedroom home

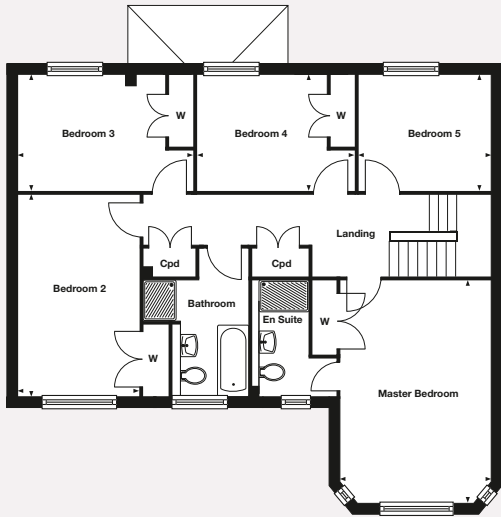


Enjoy luxury family living over three floors in this stunning 5 bedroom home.

On the lower ground floor you will find the family room which benefits from sliding and French doors. The under stairs storage cupboard and the garden store are welcome additions.

The ground floor is home to the living room and the open-plan kitchen/dining area, which boasts a Juliet balcony overlooking the rear garden. There is a dedicated study and practical touches include downstairs cloakroom, utility room and integral garage.

The five bedrooms can be found on the first floor, four of which have built-in wardrobes providing valuable storage space. The master bedroom has the added luxury of an en suite shower room and the master bathroom serves the remaining bedrooms.



First Floor

Master Bedroom

5.39m x 3.62m 17'7" x 11'9"

Bedroom 2

4.87m x 2.95m 16'0" x 9'7"

Bedroom 3

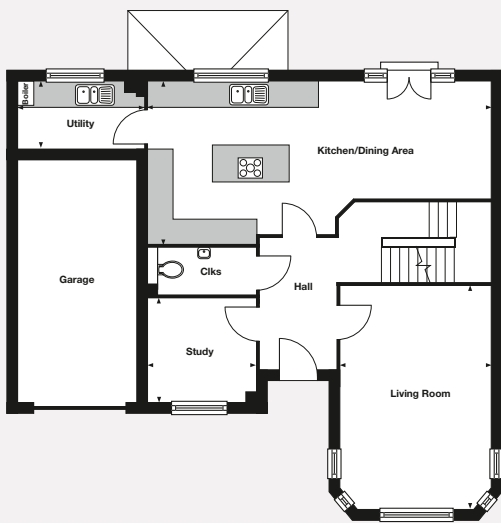
4.23m x 2.80m 13'9" x 9'2"

Bedroom 4

3.82m x 2.80m 12'5" x 9'2"

Bedroom 5

3.20m x 2.80m 10'5" x 9'2"



Ground Floor

Kitchen/Dining Area

8.34m x 3.94m 27'4" x 12'11"

Living Room

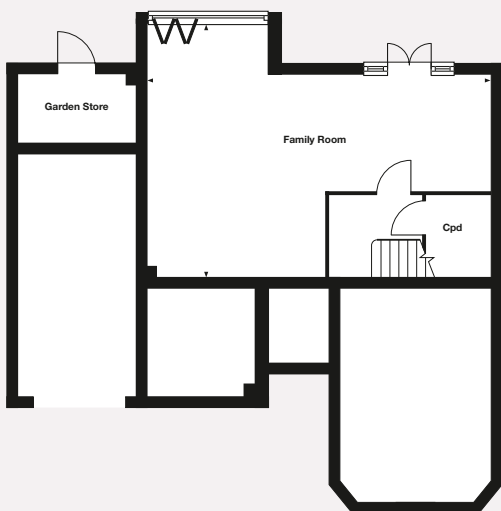
5.40m x 3.62m 17'7" x 11'9"

Study

2.62m x 2.50m 8'6" x 8'2"

Utility

3.01m x 1.59m 9'11" x 5'3"



Lower Ground Floor

Family Room

8.43m x 6.06m 27'7" x 19'11"



The Winford – Plot 111 5 bedroom home

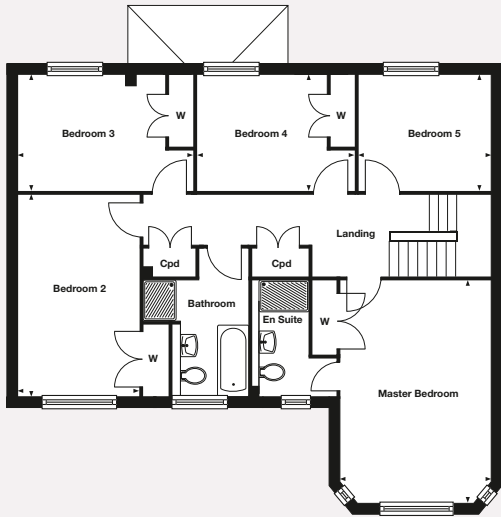


Enjoy luxury family living over three floors in this stunning 5 bedroom home.

On the lower ground floor you will find the family room which benefits from sliding and French doors. The under stairs storage cupboard and the garden store are welcome additions.

The ground floor is home to the living room and the open-plan kitchen/dining area, which boasts a Juliet balcony overlooking the rear garden. There is a dedicated study and practical touches include downstairs cloakroom, utility room and integral garage.

The five bedrooms can be found on the first floor, four of which have built-in wardrobes providing valuable storage space. The master bedroom has the added luxury of an en suite shower room and the master bathroom serves the remaining bedrooms.



First Floor

Master Bedroom

5.39m x 3.62m 17'7" x 11'9"

Bedroom 2

4.87m x 2.95m 16'0" x 9'7"

Bedroom 3

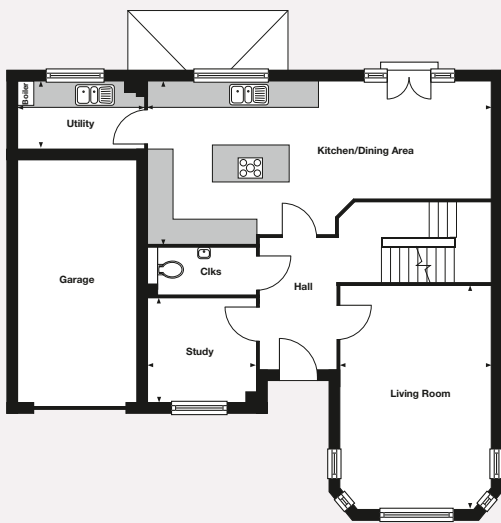
4.23m x 2.80m 13'9" x 9'2"

Bedroom 4

3.82m x 2.80m 12'5" x 9'2"

Bedroom 5

3.20m x 2.80m 10'5" x 9'2"



Ground Floor

Kitchen/Dining Area

8.34m x 3.94m 27'4" x 12'11"

Living Room

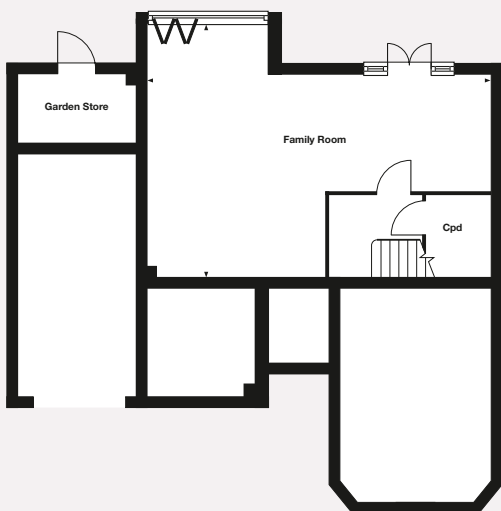
5.39m x 3.62m 17'7" x 11'9"

Study

2.62m x 2.50m 8'6" x 8'2"

Utility

3.01m x 1.59m 9'11" x 5'3"



Lower Ground Floor

Family Room

8.23m x 6.16m 27'0" x 20'2"

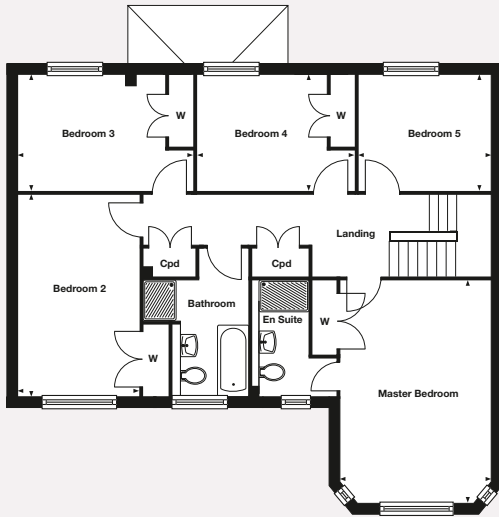


Enjoy luxury family living over three floors in this stunning 5 bedroom home.

On the lower ground floor you will find the family room which benefits from sliding and French doors. The under stairs storage cupboard and the garden store are welcome additions.

The ground floor is home to the living room and the open plan kitchen/dining area, which boasts a Juliet balcony overlooking the rear garden. There is a dedicated study and practical touches include downstairs cloakroom, utility room and integral garage.

The five bedrooms can be found on the first floor, four of which have built-in wardrobes providing valuable storage space. The master bedroom has the added luxury of an en suite shower room and the master bathroom serves the remaining bedrooms.



First Floor

Master Bedroom

5.39m x 3.62m 17'7" x 11'9"

Bedroom 2

4.87m x 2.95m 16'0" x 9'7"

Bedroom 3

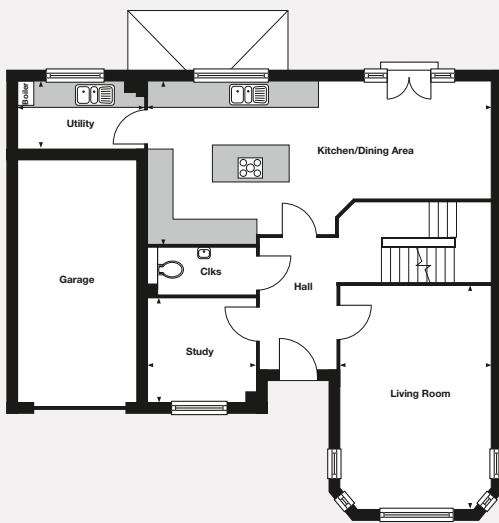
4.23m x 2.80m 13'9" x 9'2"

Bedroom 4

3.82m x 2.80m 12'5" x 9'2"

Bedroom 5

3.20m x 2.80m 10'5" x 9'2"



Ground Floor

Kitchen/Dining Area

8.34m x 3.94m 27'4" x 12'11"

Living Room

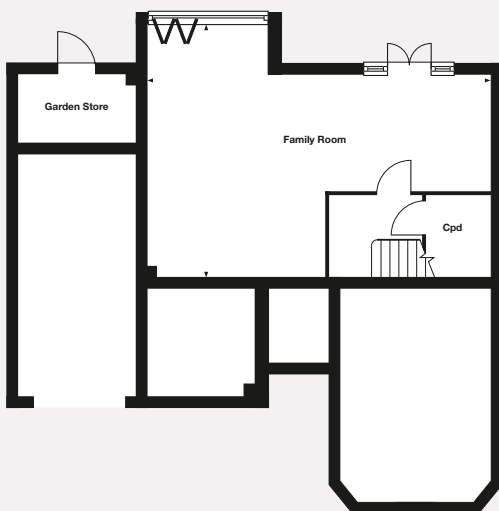
5.39m x 3.62m 17'7" x 11'9"

Study

2.62m x 2.50m 8'6" x 8'2"

Utility

3.01m x 1.59m 9'11" x 5'3"



Lower Ground Floor

Family Room

8.43m x 6.16m 27'7" x 20'2"



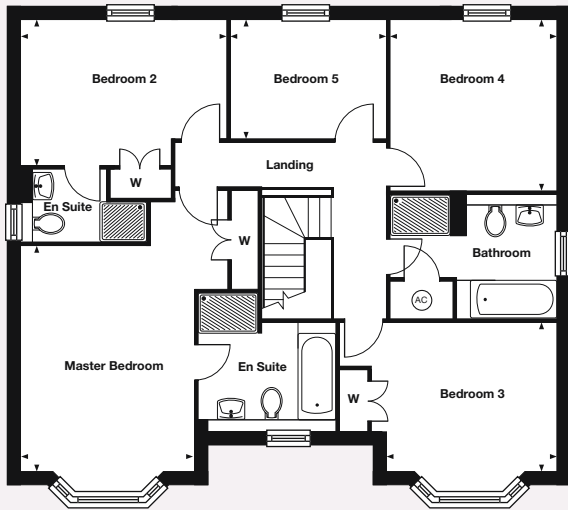
The Mappleton Special 5 bedroom home



With 5 bedrooms and a double garage, The Mappleton Special is ideal for modern family living.

The kitchen/breakfast area leads through double doors into the spacious living room. Both of these rooms feature French doors to the rear garden, letting you bring the outside in. The family room/dining room is located just across the hallway from the study and both of these rooms enjoy bay windows. The utility room has access to the rear garden, and a further practical addition comes in the form of a downstairs cloakroom.

The first floor is home to the 5 bedrooms and the master bathroom. Two of the bedrooms benefit from their own en suite shower rooms and three of the bedrooms have built-in wardrobes.



First Floor

Master Bedroom

4.44m x 3.39m 14'6" x 11'1"

Bedroom 2

4.00m x 2.88m 13'1" x 9'4"

Bedroom 3

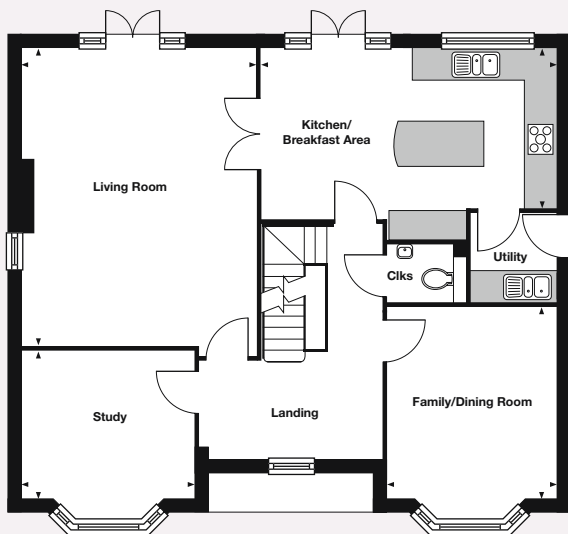
4.28m x 2.92m 14'0" x 9'6"

Bedroom 4

3.37m x 3.28m 11'0" x 10'7"

Bedroom 5

3.14m x 2.31m 10'3" x 7'6"



Ground Floor

Kitchen/Breakfast Area

5.83m x 3.35m 19'1" x 11'0"

Living Room

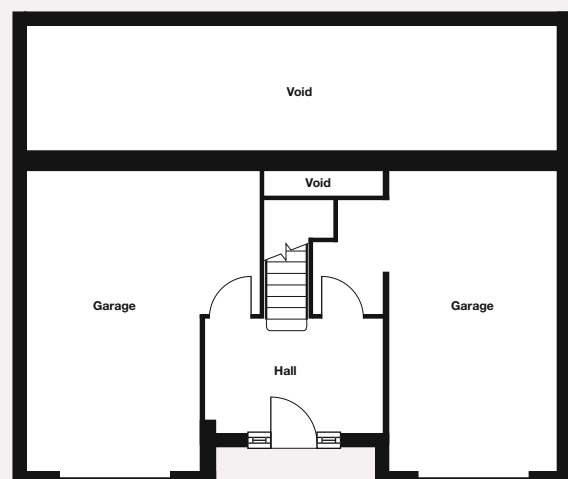
5.87m x 4.62m 19'2" x 15'1"

Family/Dining Room

3.75m x 3.39m 12'3" x 11'1"

Study

3.39m x 2.89m 11'1" x 9'5"



Lower Ground Floor

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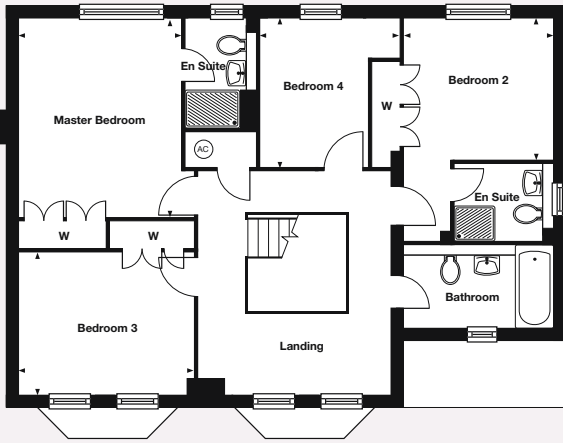
The Stirling Special 4 bedroom home



The Stirling Special is the perfect example of where space meets style.

The impressive hallway and dining room both feature bay windows and both the living room and the kitchen/breakfast area benefit from French doors to the rear garden. The kitchen is complemented by a handy utility room and a further practical addition comes in the form of a downstairs cloakroom.

The first floor has a galleried landing and three of the four bedrooms benefit from built-in wardrobes, with the master bedroom and bedroom 2 also boasting their own en suite shower rooms. The master bathroom serves the remaining bedrooms. The double garage is the perfect finishing touch to this stunning home.



First Floor

Master Bedroom

4.24m x 3.41m 13'9" x 11'2"

Bedroom 2

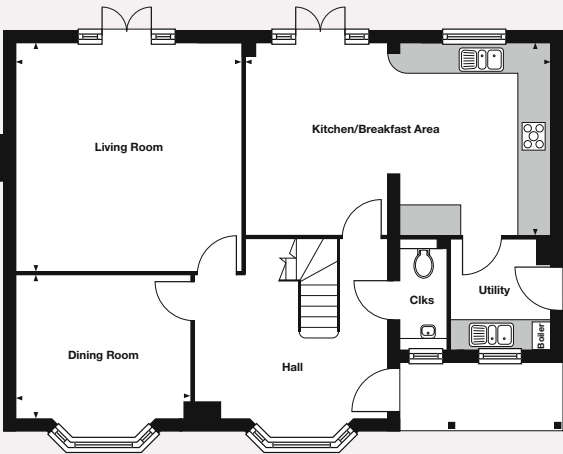
3.14m x 2.99m 10'3" x 9'8"

Bedroom 3

3.66m x 3.01m 12'0" x 9'9"

Bedroom 4

3.15m x 2.97m 10'3" x 9'7"



Ground Floor

Kitchen/Breakfast Area

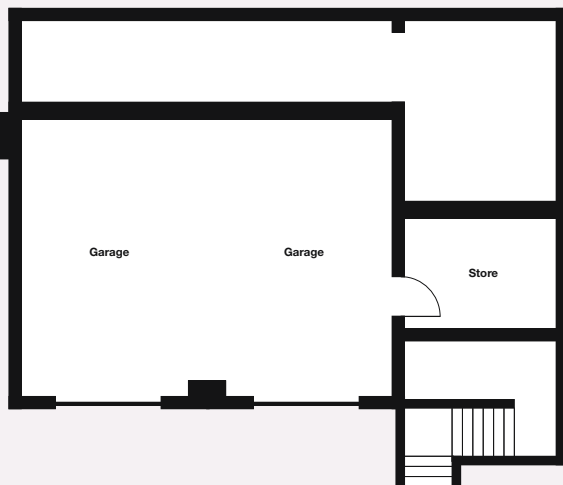
6.49m x 4.08m 21'4" x 13'5"

Living Room

4.90m x 4.76m 16'0" x 15'6"

Dining Room

4.09m x 3.00m 13'4" x 9'8"



Lower Ground Floor

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The Stanton Special 5 bedroom home

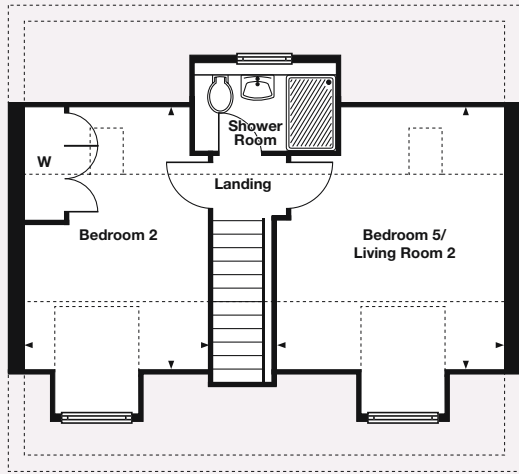


Arranged over two and a half storeys, The Stanton Special offers flexible family living.

The living room features a bay window and double doors through to the open plan kitchen/dining area, with French doors to the rear garden. Workspace is provided by the dedicated study, with the downstairs cloakroom and under stairs storage cupboard taking care of the practicalities.

The master bedroom can be found on the first floor along with the master bathroom and bedrooms 3 and 4. The master bedroom benefits from an en suite shower room and built-in wardrobes are a feature in the master and bedroom 3.

Bedroom 2 with built-in wardrobes can be found on the second floor. There is a further room on this floor, which could be used as a bedroom or a second living room. An additional shower room serves the 2 bedrooms on this floor.



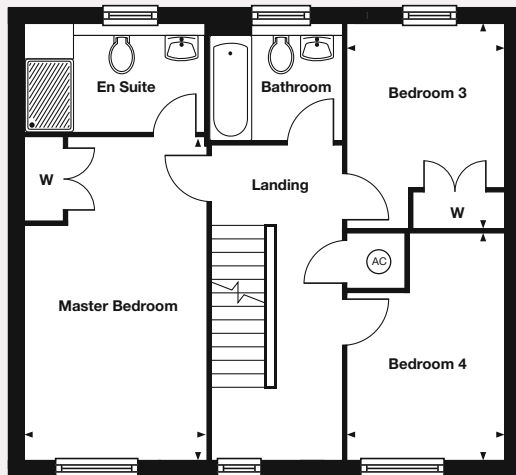
Second Floor

Bedroom 2

4.32m x 2.96m 14'2" x 9'8"

Bedroom 5/Living Room 2

4.32m x 3.75m 14'2" x 12'4"



First Floor

Master Bedroom

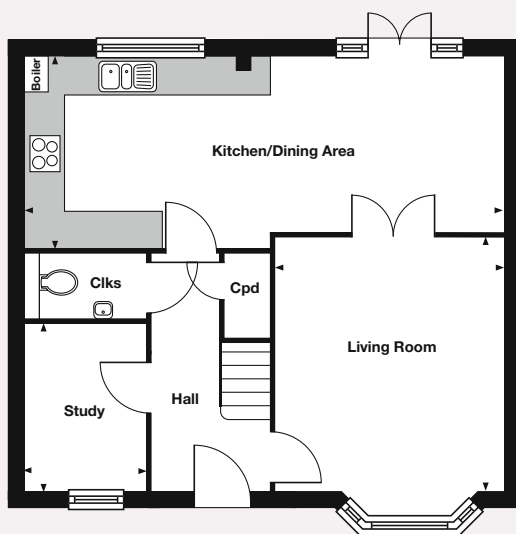
5.27m x 2.96m 17'3" x 9'8"

Bedroom 3

3.34m x 2.58m 10'11" x 8'5"

Bedroom 4

3.97m x 2.58m 12'1" x 8'5"



Ground Floor

Kitchen/Dining Area

7.85m x 3.13m 25'9" x 10'3"

Living Room

4.11m x 3.75m 13'6" x 12'4"

Study

2.73m x 1.97m 8'11" x 6'5"

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The Petford Special

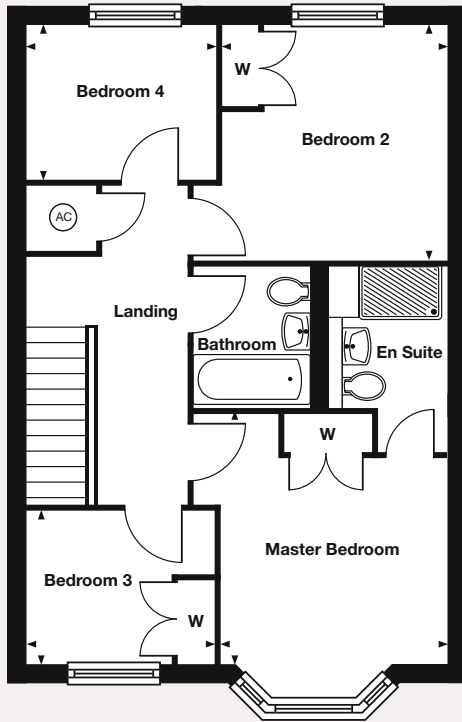
4 bedroom home



Both welcoming and versatile, with 4 bedrooms and plenty of space, The Petford Special is an ideal family home.

The living room and kitchen/dining area can be found on the ground floor, with French doors to the rear garden making it easy to enjoy the outside space. The practical sides of life are covered by the downstairs cloakroom, utility room and storage cupboard.

Upstairs, the master of the four bedrooms has its own en suite shower room, leaving the master bathroom to serve the remaining bedrooms.



First Floor

Master Bedroom

3.67m x 3.27m 12'0" x 10'7"

Bedroom 2

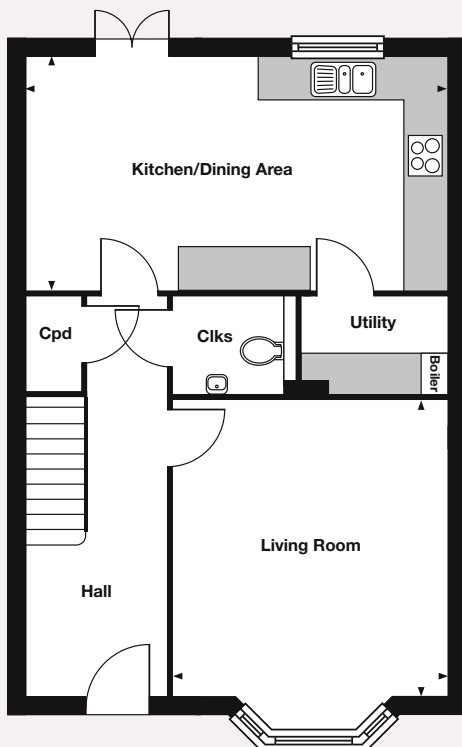
3.47m x 3.27m 11'4" x 10'7"

Bedroom 3

2.75m x 2.23m 9'0" x 7'3"

Bedroom 4

2.75m x 2.26m 9'0" x 7'4"



Ground Floor

Kitchen/Dining Area

6.10m x 3.38m 20'0" x 11'0"

Living Room

4.33m x 3.96m 14'2" x 13'0"



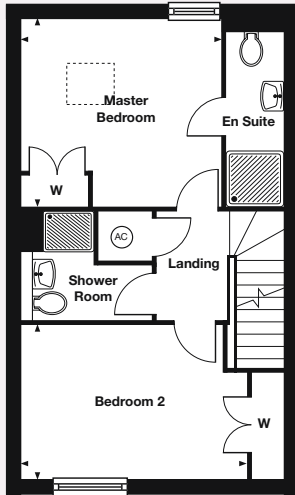
The Charlbury Special 4 bedroom home



The Charlbury Special enjoys the flexibility offered by 3 storey living.

The kitchen features a bay window, making the space light and inviting. The living room/dining area boasts French doors to the rear garden, so you can extend your living space outside. The downstairs cloakroom and under stairs storage cupboard are handy practical features.

Up on the first floor are bedrooms 3 and 4. Bedroom 3 comes complete with bay window and bedroom 4 features French doors to a Juliet balcony, opening up the space. The master bathroom completes this floor. The master bedroom and bedroom 2 can be found on the second floor both of which are doubles and both of which have built-in wardrobes. The master bedroom has its own en suite shower room, with the additional shower room serving bedroom 2.



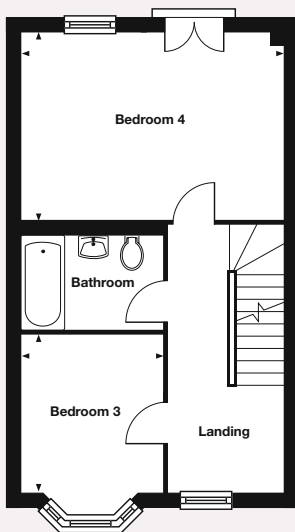
Second Floor

Master Bedroom

3.64m x 3.38m 11'9" x 11'1"

Bedroom 2

4.12m x 2.79m 13'5" x 9'2"



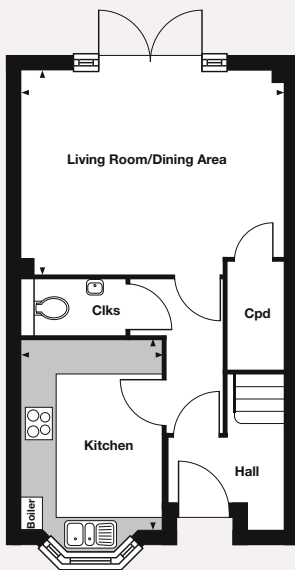
First Floor

Bedroom 3

2.88m x 2.55m 9'4" x 8'4"

Bedroom 4

4.72m x 3.38m 15'5" x 11'1"



Ground Floor

Kitchen

3.93m x 2.58m 12'9" x 8'5"

Living Room/Dining Area

4.72m x 3.70m 15'5" x 12'2"

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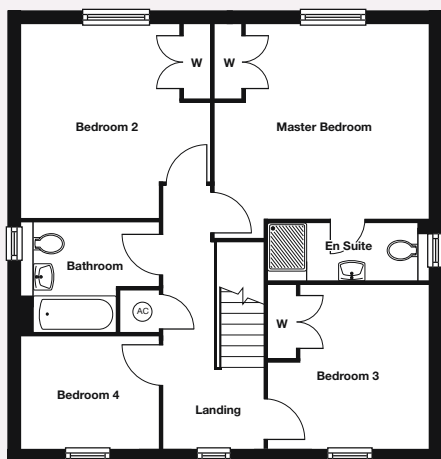


Spread over three floors, The Redfern is an impressive family home.

The lower ground floor is home to the living room with its sliding doors allowing you to bring the outside in.

On the ground floor you will find the spacious and welcoming kitchen, which is complemented by a handy utility room that offers direct access to the integral garage. Quiet time can be spent in the study and the downstairs cloakroom is a convenient touch.

Upstairs three of the four bedrooms have their own built-in wardrobes and the master bedroom boasts its own en suite shower room. The master bathroom serves the remaining bedrooms.



First Floor

Master Bedroom

4.36m x 3.96m 14'3" x 13'0"

Bedroom 2

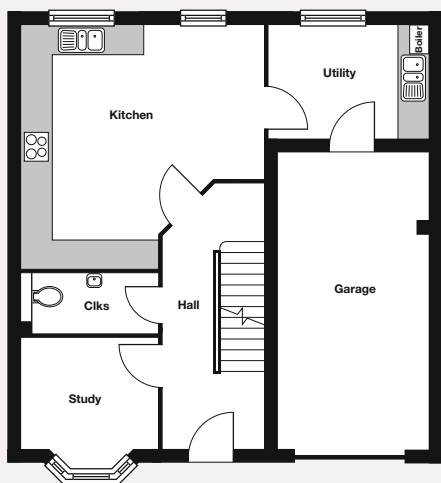
3.96m x 3.89m 13'0" x 12'8"

Bedroom 3

3.33m x 3.28m 10'9" x 10'7"

Bedroom 4

2.81m x 2.27m 9'2" x 7'4"



Ground Floor

Kitchen

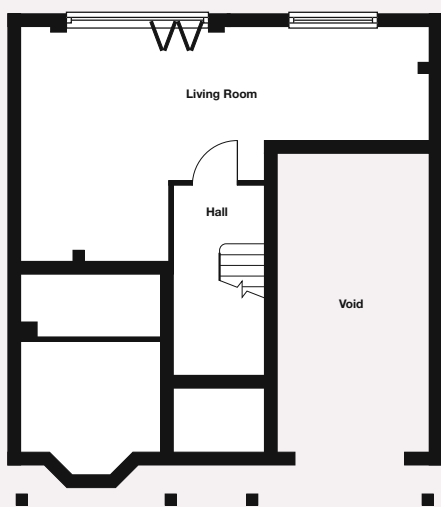
5.01m x 4.98m 16'4" x 16'3"

Utility

3.24m x 2.27m 10'6" x 7'4"

Study

2.78m x 2.27m 9'1" x 7'4"



Lower Ground Floor

Living Room (max.)

8.34m x 4.76m 16'3" x 15'6"



The Crofton Special 3 bedroom home

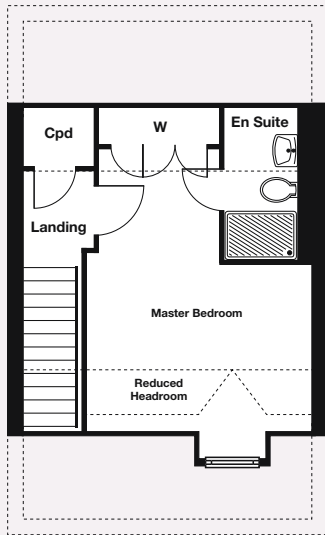


The thoughtful layout makes The Crofton Special perfect for contemporary living.

The ground floor is home to the kitchen and the open plan living room/dining area, which is opened up beautifully by the French doors to the rear garden. The practical sides of life are taken care of by the downstairs cloakroom and the under stairs storage cupboard.

Bedrooms 2 and 3 can be found on the first floor, along with the master bathroom. Bedroom 2 benefits from both a built-in wardrobe and French doors to a Juliet balcony – perfect for bringing the outside in.

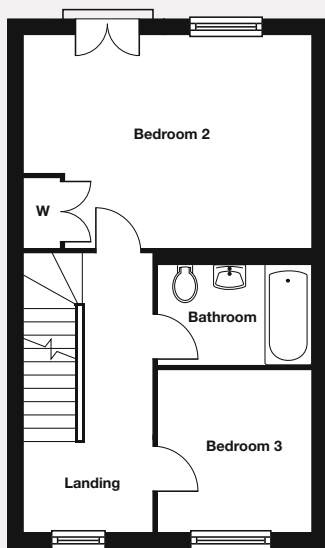
The master bedroom and its en suite shower room occupy the whole of the second floor, making it the perfect luxurious retreat. Built-in wardrobes feature here too.



Second Floor

Master Bedroom

5.45m x 3.75m 17'11" x 12'4"



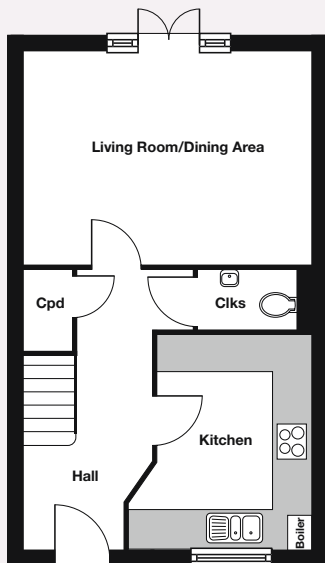
First Floor

Bedroom 2

4.79m x 3.57m 15'9" x 11'8"

Bedroom 3

2.72m x 2.56m 8'11" x 8'5"



Ground Floor

Kitchen

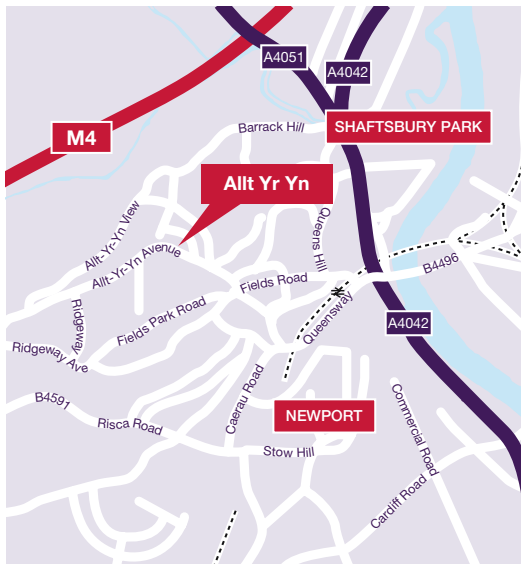
3.58m x 2.57m 11'9" x 8'5"

Living Room/Dining Area

4.78m x 3.57m 15'8" x 11'8"

Rest assured... we'll hold your hand every step of the way. From choosing your new home through to the day you move in and beyond, we will be there to help you.

We hope you like what you've seen and look forward to seeing you again soon.



Taylor Wimpey

facebook.com/taylorwimpey
taylorwimpey.co.uk

How to find us

From M4 East and West

Exit M4 at Junction 27 and take the B4591 exit to High Cross. At the roundabout, take the third exit onto Glasllwch Crescent/B4591 then continue forward and follow B4591. Turn left onto Ridgeway after approximately half a mile. Continue onto Allt-Yr-Yn Avenue, Allt Yr Yn will be on your right.

From Newport City Centre

Exit the main roundabout in Newport City Centre onto Queensway/B4591 and continue forward, go over the first roundabout, at the next roundabout, take the second exit into Clytha Park Road, go over the roundabout, turn right into Fields Road and then take the second left into St Mark's Crescent. At the roundabout, take the first exit into Allt-Yr-Yn Avenue, Allt Yr Yn will then be on your left.

Allt Yr Yn

Allt Yr Yn College Campus
off Allt-Yr-Y Avenue
Newport, NP20 5DB

Satnav postcode: NP20 5DB

Sales hotline 01633 744911

Taylor Wimpey South Wales

Building 2, Eastern Business Park
Wern Fawr Lane, St Mellons Cardiff
South Glamorgan, CF3 5EA

Regional Office: 02920 534 700