



# Parc Celyn phase 2

St Dials, Cwmbran

A collection of 3 & 4 bedroom homes



Welcome to

# Parc Celyn

Ideally situated on the western edge of Cwmbran, Parc Celyn is a collection of stylish new 2, 3 and 4 bedroom homes. Perfectly positioned between the rolling South Wales countryside and the many amenities of the town, this is a great place to live.







# Welcome to Parc Celyn phase 2


Cwmbran is a new town, with all the advantages of careful planning, good communications links and modern facilities for families.

Families will appreciate the good schools in the area, with provision for all ages within walking distance. Within a few miles you will find a wide choice of sporting and leisure facilities, and there are several gyms and fitness centres in the town.


Commuting to Newport (6 miles), Cardiff (18 miles) or further afield is fast and easy, via the M4 Motorway (J25 – 4 miles). By train, Cwmbran station (1.7 miles) offers regular trains to Newport (10 mins) and Cardiff (27 mins). There are dozens of bus stops close to Parc Celyn, and the nearest airport is Cardiff International (30 miles.)



## 4 bedroom homes

 **The Downham**  
4 bedroom home  
Plots: 222, 224, 229, 230, 233, 262, 266, 269 & 272

 **The Fakenham**  
4 bedroom home  
Plots: 223, 227, 231, 232 & 252


 **The Kentdale**  
4 bedroom home  
Plots: 238, 260, 286, 287, 300, 301, 304, 311 & 320

 **The Midford**  
4 bedroom home  
Plots: 220, 221, 243, 253, 254, 263, 265, 267, 268, 270, 273, 281, 282, 288, 299, 307, 308, 310 & 321

 **The Whitford**  
4 bedroom home  
Plots: 226, 239, 240, 241, 255, 259, 261 & 309

 **4 bedroom home**  
Plot: 317

## 3 bedroom homes

 **The Aldenham**  
3 bedroom home  
Plots: 225, 228, 234, 237, 244, 256, 257, 264, 271, 322 & 323

 **The Easedale**  
3 bedroom home  
Plots: 258, 280, 314 & 318

 **The Gosford**  
3 bedroom home  
Plots: 242, 274, 302, 303, 305, 306, 312, 313, 319, 324 & 325


 **3 bedroom home**  
Plots: 249, 276, 277, 278 & 279

 **3 bedroom home**  
Plots: 235 & 236


## 2 bedroom homes

 **2 bedroom home**  
Plots: 275, 283, 284, 326 & 327

 **2 bedroom home**  
Plots: 245, 246, 247, 248, 297, 298, 315, & 316

 **2 bedroom home**  
Plots: 250, 251 & 285

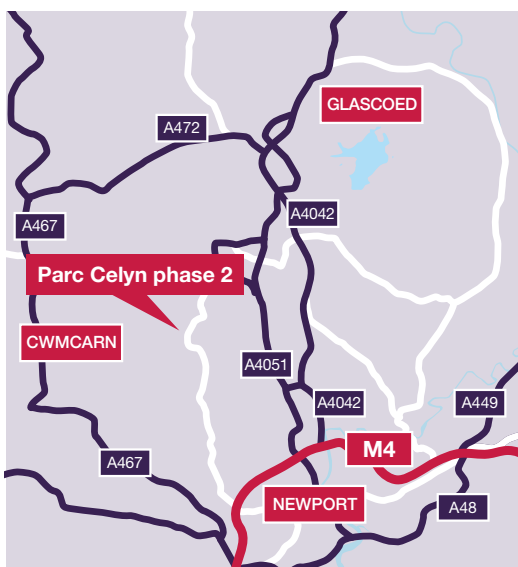
## 1 bedroom homes

 **1 bedroom home**  
Plots: 289-292 & 293-296

V Visitor Parking Space  
SS Sub Station  
Garage Access  
L.A.P. Local Area for Play  
\*ah/r Rented Homes  
\*ah/lc Low Cost Homes

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. TWSW 51748 / January 2019.





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Wimpey**

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## How to find us

Starting from Newport City Centre, head north-west on the A4042 and continue on the A4042. At the next two roundabouts, take the first exit and stay on the A4042. The next two roundabouts, take the second exit onto Cwmbran Drive/A4051. At the next two roundabouts, take the first exit and stay on Greenforde Way. Take the second exit at the next roundabout onto Greenmeadow Way. Continue along this road and the development is on the left.

### Pontypool to Parc Celyn phase 2

Head East on the A472. At the roundabout, take the fourth exit onto the A4042. Take the third exit at the next roundabout onto the A4051. At the next roundabout, take the second exit onto Cwmbran Drive/A4051. Go through the next roundabout. Take the third exit at the next roundabout onto Cwmbran Drive, followed by the first exit on the next roundabout onto Maendy Way. At the next roundabout, take the first exit onto Springvale Way. Take the second exit on the next roundabout onto Greenforde Way. At the next roundabout, take the second exit onto Greenmeadow Way. Continue on this road and the development will be on your left.

## Parc Celyn phase 2

Greenmeadow Way, Cwmbran  
Torfaen, NP44 3XA

Satnav postcode: NP44 3XA

## Sales hotline

**01633 744299**

### Taylor Wimpey South Wales

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

Regional Office: 02920 534 700





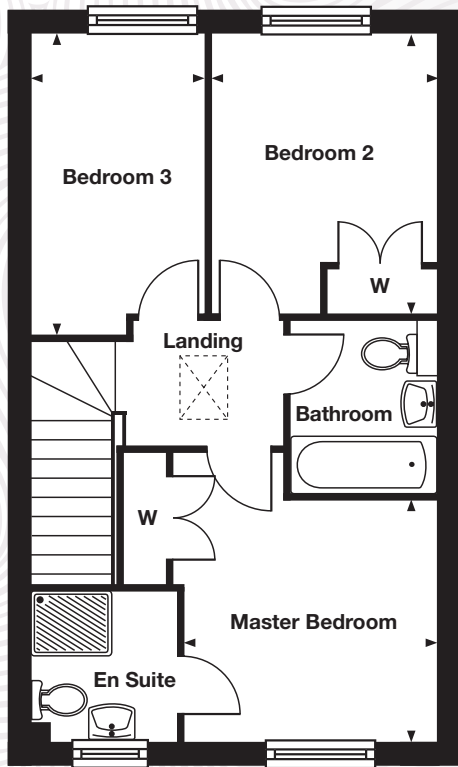
**The Gosford**  
3 bedroom home



The 3 bedroom Gosford is ideal for those looking to take their next step up the property ladder.

At the front of the home is the spacious living room, the perfect place to enjoy day to day living. The living room leads through to the kitchen/dining area, a space which is made bright and welcoming by the French doors to the rear garden. A downstairs cloakroom and under stairs storage cupboard complete the ground floor.

The master bedroom with en suite shower room, and a further double bedroom, are located on the first floor, along with a single bedroom.



## First Floor

### Master Bedroom

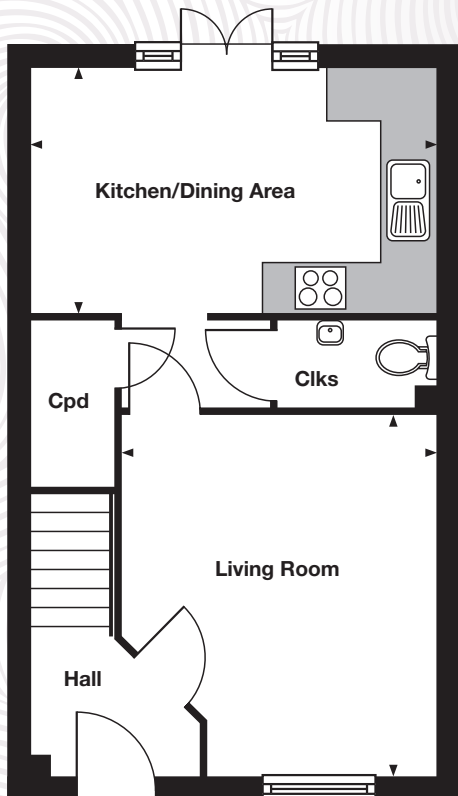
3.00m x 2.84m 9'11" x 9'3"

### Bedroom 2

3.31m x 2.67m 10'10" x 8'9"

### Bedroom 3

3.56m x 2.05m 11'8" x 6'8"



## Ground Floor

### Kitchen/Dining Area

4.79m x 2.89m 15'8" x 9'5"

### Living Room

4.27m x 3.52m 14'0" x 11'6"

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Find a development and book an online appointment at:

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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. TWSW 52141 / September 2019.





**The Easedale**  
3 bedroom home



This delightful 3 bedroom home lets the family enjoy the advantages of open-plan living.

As you enter the central hallway of The Easedale, on your left is a spacious, comfortable living room – perfect for relaxing and entertaining. Turn right and you're enjoying the open-plan kitchen/dining area, with French doors to the garden at the side of the property.

On the first floor, you'll find two double bedrooms and a single, plus the family bathroom. The master bedroom enjoys the luxury of an en suite shower room.

## First Floor

### Master Bedroom

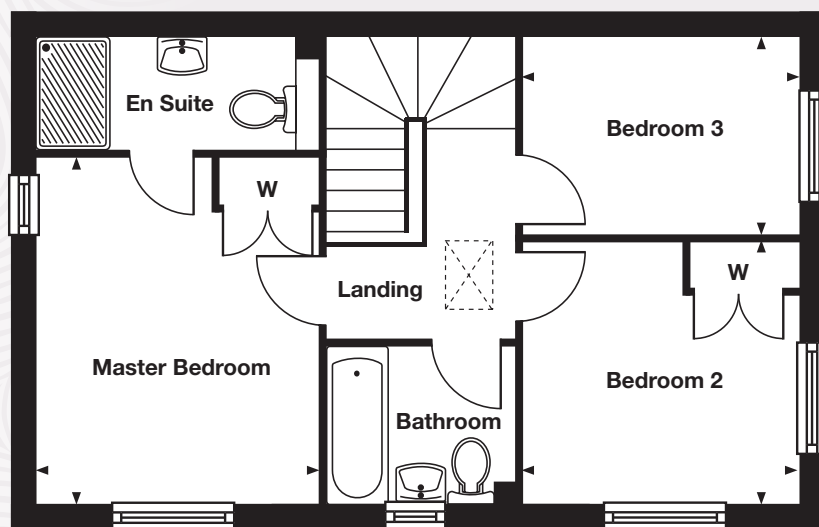
3.77m x 3.09m 12'4" x 10'1"

### Bedroom 2

3.03m x 2.87m 9'11" x 9'5"

### Bedroom 3

3.03m x 2.16m 9'11" x 7'1"



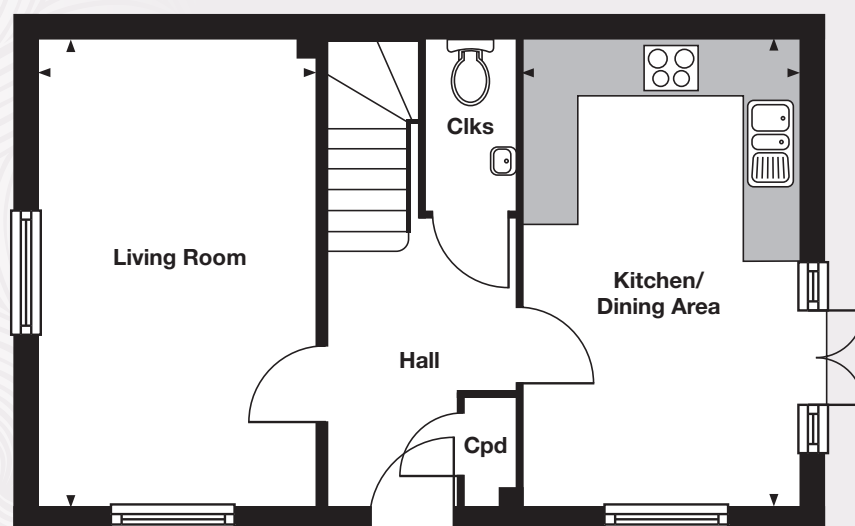
## Ground Floor

### Kitchen/Dining Area

5.10m x 3.03m 16'8" x 9'11"

### Living Room

5.10m x 3.04m 16'8" x 9'11"



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**The Fakenham**  
4 bedroom home



The Fakenham 4 bedroom home has the character and style that makes the perfect family home.

The distinctive front entrance leads first to the spacious living room with its bay window, perfect for entertaining. There is a convenient downstairs cloakroom, and the rest of the ground floor is given over to the beautiful open-plan kitchen/dining area, with its French doors to the rear garden. A single garage is also integral to the house.

Upstairs, the four double bedrooms are spacious and comfortable. The master bedroom enjoys fitted wardrobes and an en suite shower room, while two of the remaining three bedrooms also have fitted wardrobes. The family bathroom serves the three additional bedrooms.

## First Floor

### Master Bedroom

4.27m x 4.06m 14'0" x 13'3"

### Bedroom 2

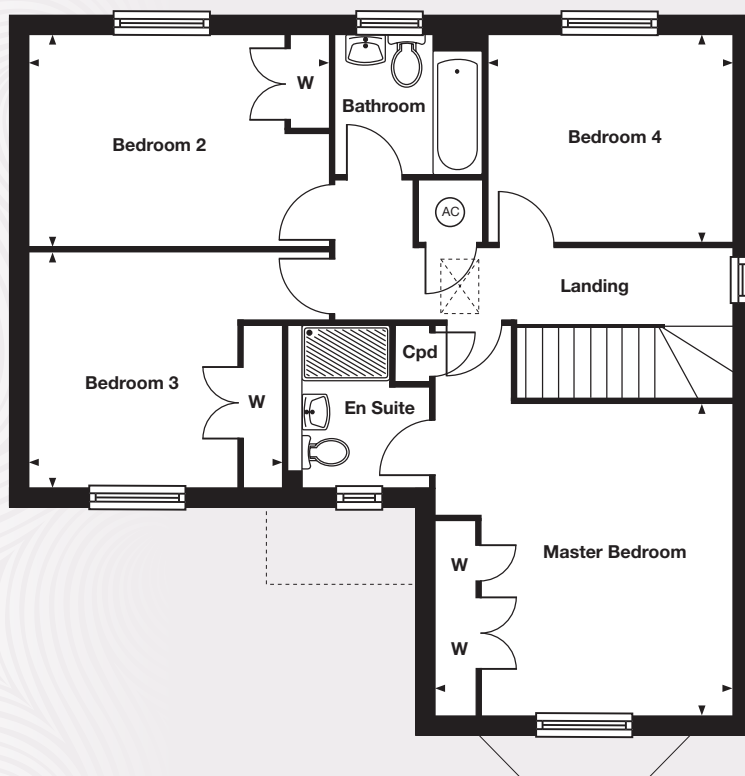
4.13m x 2.91m 13'6" x 9'6"

### Bedroom 3

4.12m x 3.22m 13'6" x 10'6"

### Bedroom 4

3.36m x 2.84m 11'0" x 9'4"



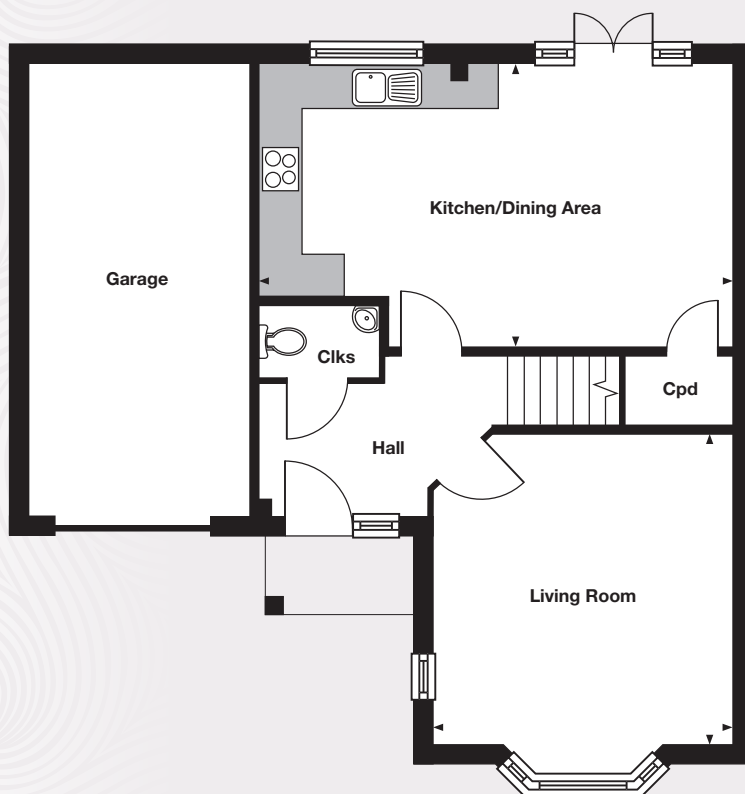
## Ground Floor

### Kitchen/Dining Area

6.54m x 3.88m 21'5" x 12'8"

### Living Room

4.24m x 4.06m 13'10" x 13'3"



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## The Downham 4 bedroom home



The Downham is a 4 bedroom home designed with modern living in mind.

The living room features a bay window and double doors through to the dining area. The kitchen/breakfast/dining area is complemented by French doors to the rear garden and the integral single garage and downstairs cloakroom complete the ground floor.

Upstairs three of the four bedrooms are doubles. The master bedroom has the added luxury of an en suite shower room, with the master bathroom serving the remaining bedrooms.



## First Floor

### Master Bedroom

4.31m x 3.04m 14'1" x 9'11"

### Bedroom 2

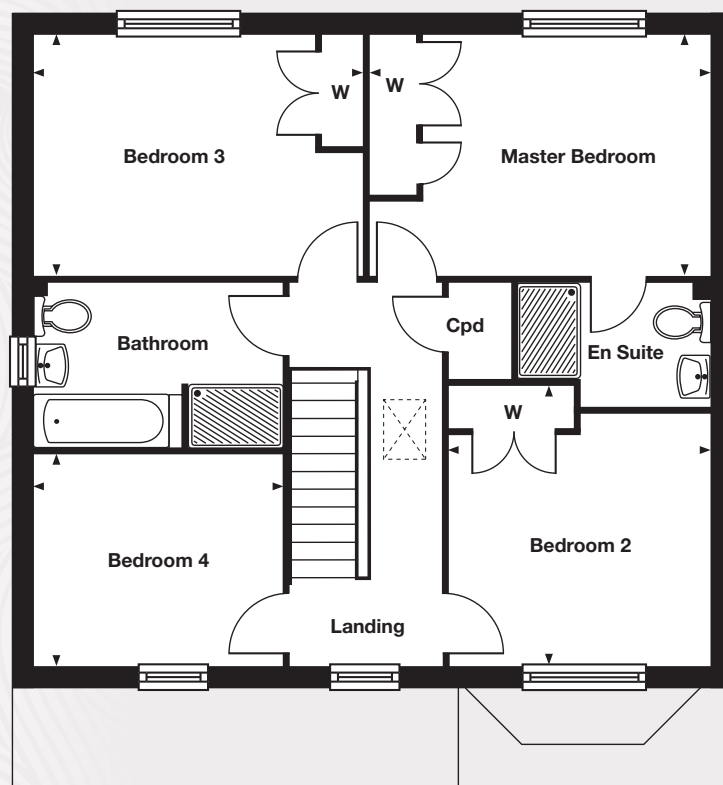
3.48m x 3.16m 11'4" x 10'4"

### Bedroom 3

4.16m x 3.04m 13'7" x 9'11"

### Bedroom 4

3.14m x 2.64m 10'3" x 8'8"



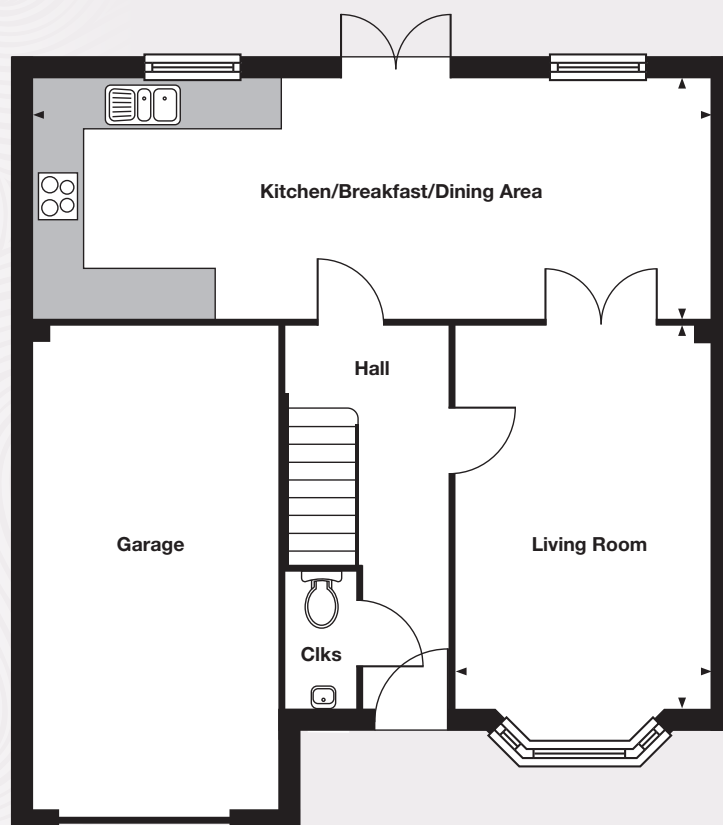
## Ground Floor

### Kitchen/Breakfast/Dining Area

8.53m x 3.01m 27'11" x 9'10"

### Living Room

4.82m x 3.21m 15'9" x 10'6"



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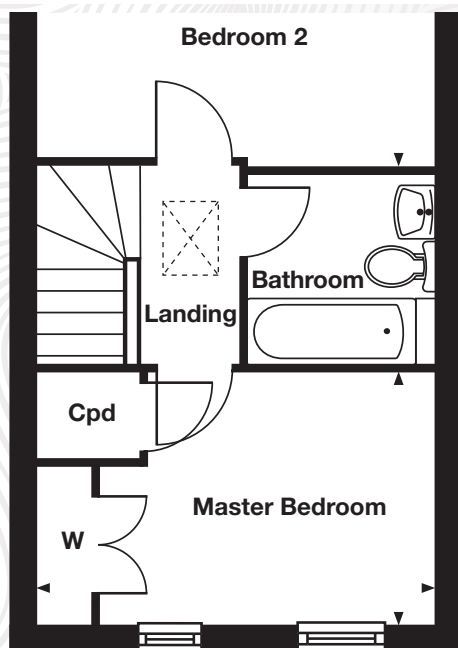
**The Beckford**  
2 bedroom home



This charming 2 bedroom home is ideal for singles or couples getting their first foot onto the property ladder.

The ground floor living room/dining area is an ideal space to relax at the end of the day. Double French doors to the rear garden fill the room with light, and allow you to bring the outside inside, especially in the summer. You'll enjoy the fully fitted kitchen and downstairs cloakroom, and there is also a useful under stairs storage cupboard.

Upstairs are two double bedrooms, one with fitted double wardrobe, and a stylish family bathroom.



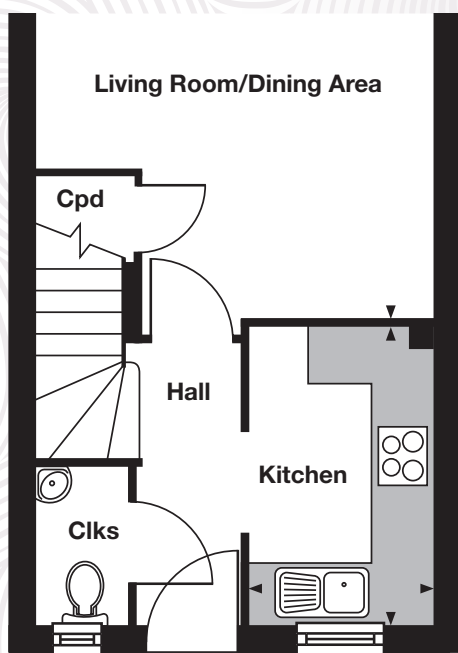
## First Floor

### Master Bedroom

4.05m x 2.57m 13'3" x 8'5"

### Bedroom 2

4.05m x 2.20m 13'3" x 7'2"



## Ground Floor

### Kitchen

3.03m x 1.90m 9'11" x 6'2"

### Living Room/Dining Area

4.05m x 3.75m 13'3" x 12'3"

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\*Window to plot 138 only.

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For style that doesn't compromise practicality, look no further than The Kentdale.

The spacious living room features French doors to the rear garden and the kitchen/dining area is complemented by a utility area. A downstairs cloakroom and under stairs storage cupboard complete the ground floor.

The first floor is home to four bedrooms and the master bathroom. Three of the bedrooms are doubles, and the master bedroom features an en suite shower room and built-in wardrobes.

## First Floor

### Master Bedroom

3.53m x 3.41m 11'7" x 11'2"

### Bedroom 2

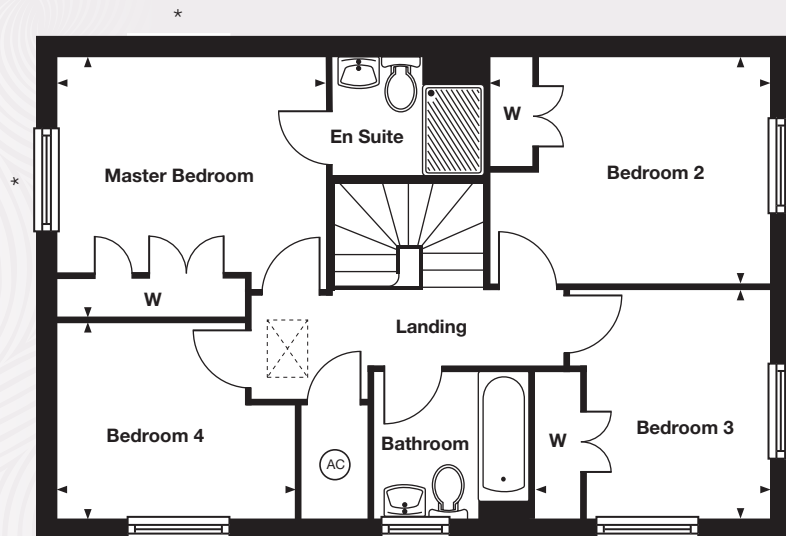
3.66m x 3.00m 12'0" x 9'10"

### Bedroom 3

3.07m x 2.96m 10'1" x 9'8"

### Bedroom 4

3.11m x 2.55m 10'2" x 8'4"



## Ground Floor

### Kitchen

3.60m x 2.84m 11'9" x 9'4"

### Living Room

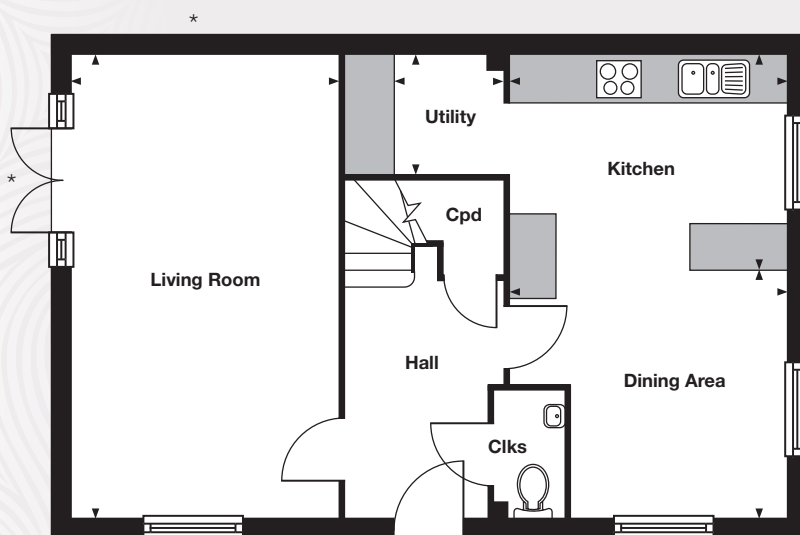
6.02m x 3.48m 19'9" x 11'5"

### Dining Area

3.13m x 2.80m 10'3" x 9'2"

### Utility Room

2.06m x 1.40m 6'9" x 4'8"



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\*French doors and window positions for plots 6 & 214.

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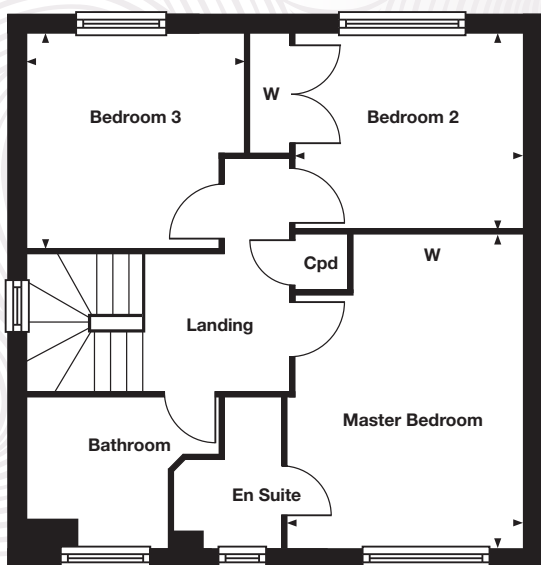
## The Aldenham 3 bedroom home



An integral garage and 3 bedrooms make The Aldenham ideal for family life.

It's easy to enjoy the outside space thanks to the French doors to the rear garden in the living room and the door to the garden in the kitchen. Meals can be enjoyed in the separate dining room and the downstairs cloakroom is a welcome practical touch. The integral garage takes care of the car.

The three bedrooms can be found on the first floor, along with the master bathroom. The master bedroom benefits from an en suite shower room.



## First Floor

### Master Bedroom

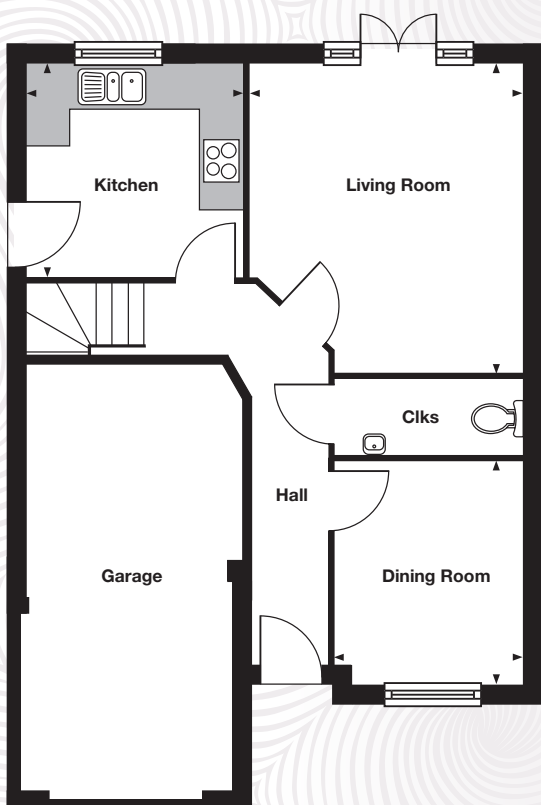
4.39m x 3.30m 14'5" x 10'10"

### Bedroom 2

3.14m x 2.72m 10'3" x 8'11"

### Bedroom 3

3.00m x 2.99m 9'11" x 9'10"



## Ground Floor

### Kitchen

3.02m x 2.98m 9'11" x 9'9"

### Living Room

4.33m x 3.81m 14'2" x 12'6"

### Dining Room

3.12m x 2.63m 10'3" x 8'7"

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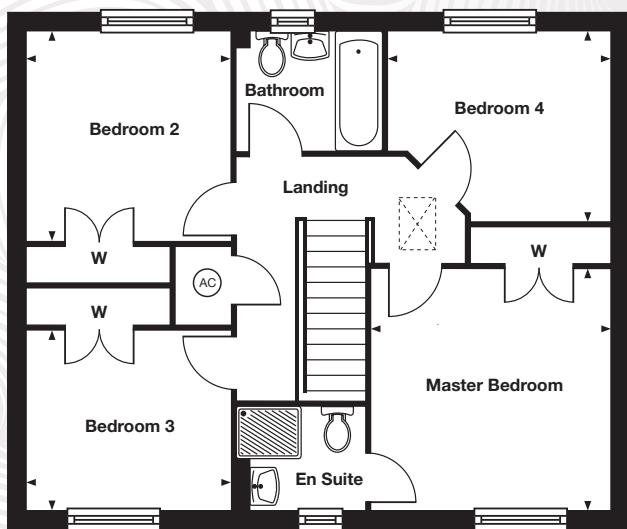
## The Whitford 4 bedroom home



This superb 4 bedroom home has ample room for growing families and today's active lifestyle.

On the ground floor, more than half the space is taken up by the open plan kitchen/dining area, which features French doors to the rear garden. Across the hallway, with its downstairs cloakroom, is the spacious living room, also with French doors to the garden. The Whitford also has a separate study for that all-important peace and quiet.

On the first floor, all four bedrooms are doubles, with the master bedroom enjoying an en suite shower room and fitted wardrobes, while the second and third bedrooms also have fitted wardrobes. The master bathroom completes the picture.



## First Floor

### Master Bedroom

3.46m x 3.42m 11'4" x 11'2"

### Bedroom 2

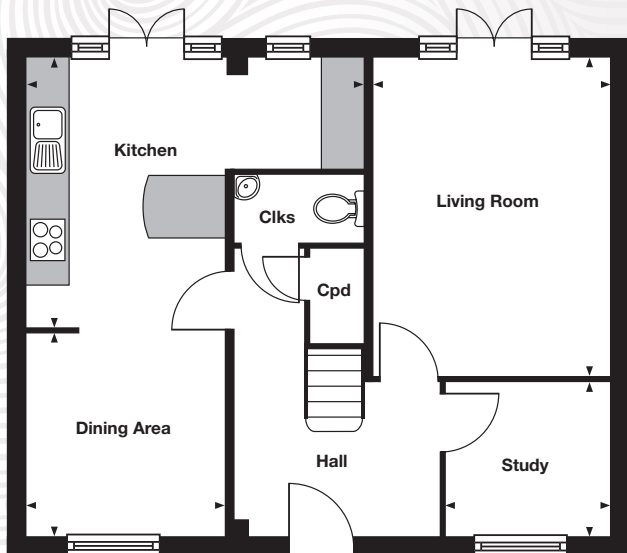
2.92m x 2.92m 9'7" x 9'7"

### Bedroom 3

2.92m x 2.48m 9'7" x 8'1"

### Bedroom 4

3.17m x 2.63m 10'5" x 8'7"



## Ground Floor

### Kitchen

4.82m x 3.88m 15'10" x 12'8"

### Living Room

4.58m x 3.37m 15'0" x 11'1"

### Dining Area

2.90m x 2.87m 9'6" x 9'4"

### Study

2.32m x 2.20m 7'7" x 7'2"

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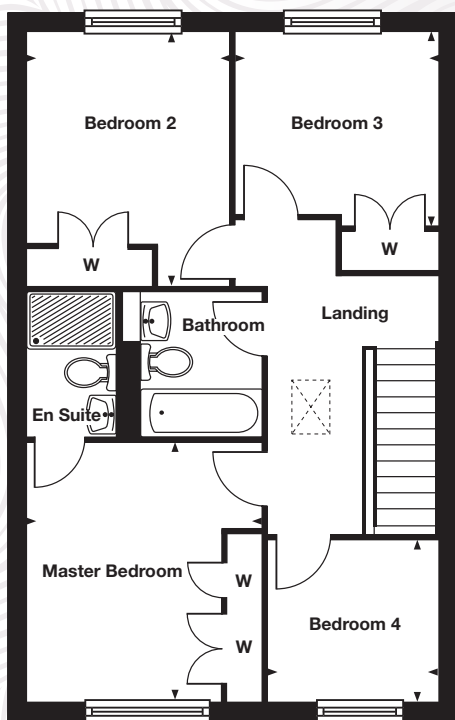
## The Midford 4 bedroom home



Enjoy contemporary living in The Midford, a lovely 4 bedroom home where comfort meets style.

On the ground floor you will find the living room and the open-plan kitchen/dining area, with French doors to the rear garden. A downstairs cloakroom, utility room and storage cupboard complete the ground floor.

There are four bedrooms on the first floor, three of which are doubles. The master bedroom boasts an en suite shower room and built-in wardrobes, while the master bathroom serves the remaining bedrooms.



## First Floor

### Master Bedroom

3.62m x 3.31m 11'10" x 10'10"

### Bedroom 2

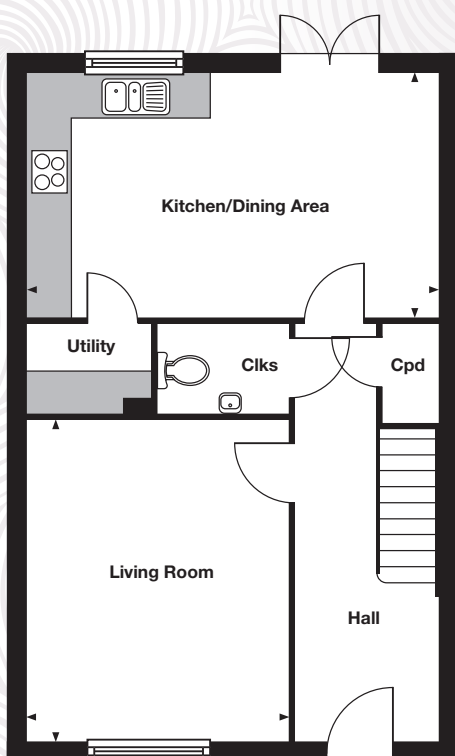
3.53m x 2.85m 11'0" x 9'4"

### Bedroom 3

2.85m x 2.60m 9'4" x 8'6"

### Bedroom 4

2.40m x 2.24m 7'10" x 7'4"



## Ground Floor

### Kitchen/Dining Area

5.78m x 3.40m 18'11" x 11'2"

### Living Room

4.51m x 3.68m 14'9" x 12'1"

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**The Yewdale**  
3 bedroom home



The 3 bedroom Yewdale enjoys the advantage of a separate, spacious living room with direct access to the garden.

The open-plan kitchen/dining area is the heart of the delightful Yewdale home, ideal for family mealtimes together or simply breakfast on the run. The separate living room is perfect for relaxing, with French doors to the rear garden for indoor/outdoor living in the summer.

Upstairs, the master bedroom enjoys its own en suite shower room, there is another double and a single bedroom which would make a perfect home office or study. The family bathroom completes the picture.

## First Floor

### Master Bedroom

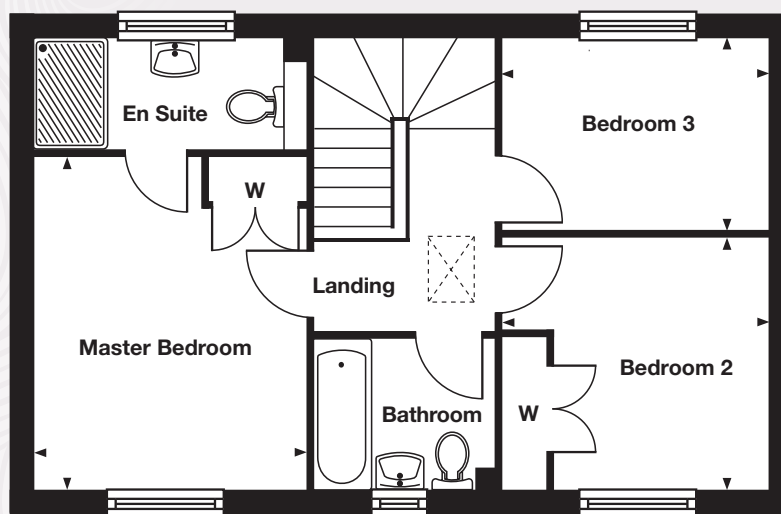
3.77m x 3.09m 12'4" x 10'1"

### Bedroom 2

3.03m x 2.85m 9'11" x 9'4"

### Bedroom 3

3.03m x 2.18m 9'11" x 7'2"



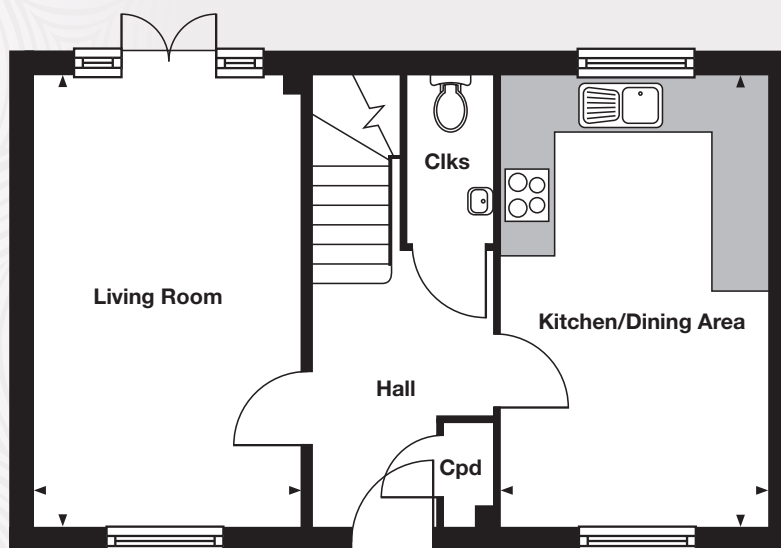
## Ground Floor

### Kitchen/Dining Area

5.10m x 3.03m 16'8" x 9'11"

### Living Room

5.10m x 3.04m 16'8" x 10'0"



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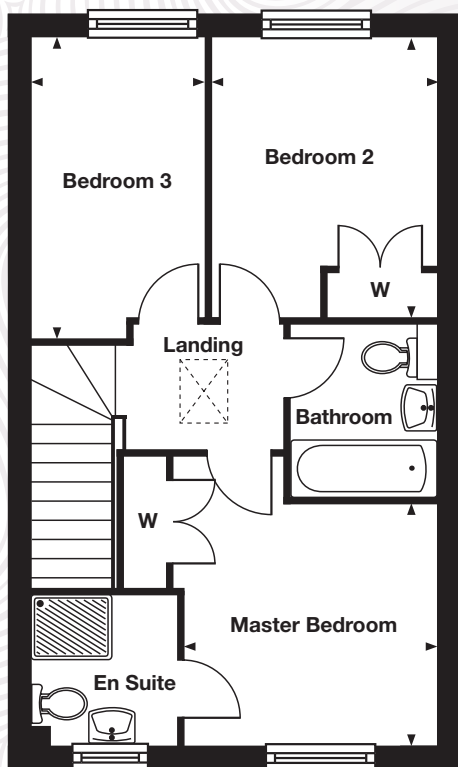
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The master bedroom with en suite shower room, and a further double bedroom, are located on the first floor, along with a single bedroom.



## First Floor

### Master Bedroom

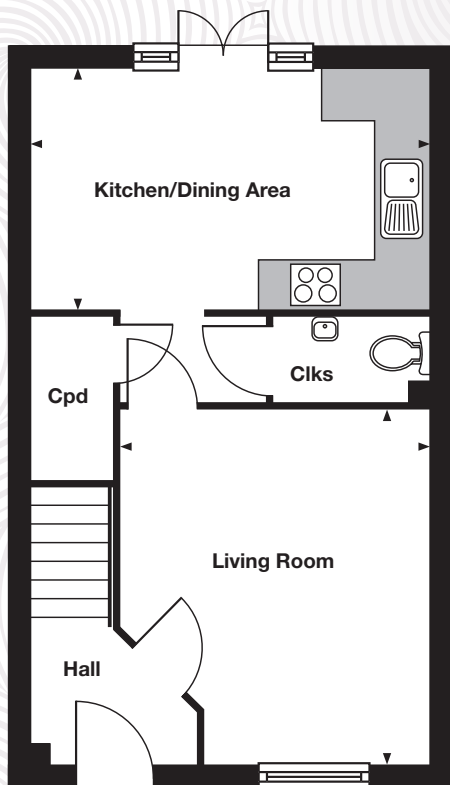
3.00m x 2.84m 9'11" x 9'3"

### Bedroom 2

3.31m x 2.67m 10'10" x 8'9"

### Bedroom 3

3.56m x 2.05m 11'8" x 6'8"



## Ground Floor

### Kitchen/Dining Area

4.79m x 2.89m 15'8" x 9'5"

### Living Room

4.27m x 3.52m 14'0" x 11'6"

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