

Greystone Meadows

Undy, Monmouthshire

A collection of 2, 3 and 4 bedroom homes

Bellway



A reputation built on solid foundations

Bellway has been building exceptional quality new homes throughout the UK for over 70 years, creating outstanding properties in desirable locations.

During this time, Bellway has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Bellway abides by The Consumer Code, which is an independent industry code developed to make the home buying process

fairer and more transparent for purchasers.



Over **70**
YEARS of QUALITY
SINCE 1946



A perfect place to call home

Greystone Meadows in Undy is a fantastic new development of 2, 3 and 4-bedroom homes offering an appealing semi-rural location with great local amenities in addition to excellent transport connections providing links to Newport, Cardiff and Bristol, all of which are in commutable distance.

Every home at Greystone Meadows has been designed, built and finished to the highest Bellway standard. Constructed in a variety of styles to appeal to first time buyers, families and professionals working in the surrounding area, these new homes present a range of design features including contemporary fitted kitchens, en-suite bathrooms and either garages or allocated parking.



Amenities, history, culture – they're all close at hand

Greystone Meadows in Undy offers residents an appealing semi-rural location whilst remaining in commutable distance to Newport, Cardiff and Bristol. The development is less than a mile from the M4 making it an ideal base for travel in the region. Other major routes nearby include the A48 for Cardiff, Swansea, Chepstow and Gloucester. Newport railway station lies around 15 minutes' drive from Greystone Meadows, with frequent services running to Cardiff, Bristol, Bath, Reading and London Paddington. For domestic and international flights, Bristol Airport and Cardiff Airport are both around 40 minutes' drive away via the M4.

Undy itself is an attractive village location, offering plenty of local amenities in both Undy and nearby Magor with facilities including a convenience store, medical practice and post office as well as a number of local pubs and cafés. Slightly further afield, Newport Retail Park, just 10 minutes from Greystone Meadows offers a large supermarket in addition to a number of high street stores, food outlets and a cinema.



The coastal city of Newport is a little over 10 miles away for larger scale shopping, museums and art galleries. The renowned Newport International Sports Village is home to the Wales National Velodrome and Newport Stadium as well as the Regional Pool and Tennis Centre and two gyms. You will also find indoor and outdoor play areas for children, along with a floodlit games area.

Cardiff, a 30 minute drive from the development, presents a diverse range of unusual attractions, top class entertainment and high end shopping. Innovative architecture sits alongside historic buildings whilst the charming Edwardian and Victorian arcades offer a unique shopping experience. When you've had your fill of retail therapy there are plenty of cafés, bars and restaurants to stop at and enjoy delicious cuisine.

Bristol city centre is also a 30 minute drive away making it easily accessible. The shopping on offer is as you would expect with a great mix of high street and designer brands as well as independent stores. The city doesn't disappoint in its cultural offerings with underground gigs for music lovers, museums, cutting edge art galleries and independent cinemas on offer.

For those wanting to experience the great outdoors, Greystone Meadows is well placed to take advantage of the Wye Valley Area of Outstanding Natural Beauty. Located just a 15 minute drive from home, the Wye Valley offers a unique landscape with a wealth of attractions and activities. Dappled wooded glades, stunning views, ancient ruins, towering cliffs and gentle river meadows are all part of the lure of this uniquely special landscape. The many miles of footpaths and bridleways give you the opportunity to discover the beauty of this uniquely special area.

Families are well catered for at Greystone Meadows with a number of local schools in the close surrounding area. Undy Primary School and Magor Church in Wales Primary School are under two miles away. For secondary age education, residents are served by Caldicott High School, less than 7 miles from home.



A semi-rural position, great local amenities and excellent transport connections. Greystone Meadows is ideally located.





Discover a range of house styles
with 2, 3 or 4 bedrooms. Each home
at Greystone Meadows is finished
to our exacting standards.



Computer generated image.



Make your new home
as individual as you are
Additions





Your home, your choice

Every Bellway home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different.

Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your Additions choices are expertly fitted and finished by the time you move in.

Choose from our range of Additions options covering:

Kitchens:

- ~ Granite worktops
- ~ Integrated or freestanding appliances
- ~ Built-under double oven or steam oven*
- ~ Induction ceramic hob
- ~ Fridge/freezer
- ~ Dishwasher
- ~ Washing machine

Flooring:

- ~ Choose from carpets, vinyl or ceramic tiling

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*
- ~ Light fittings
- ~ BT and TV points

Miscellaneous:

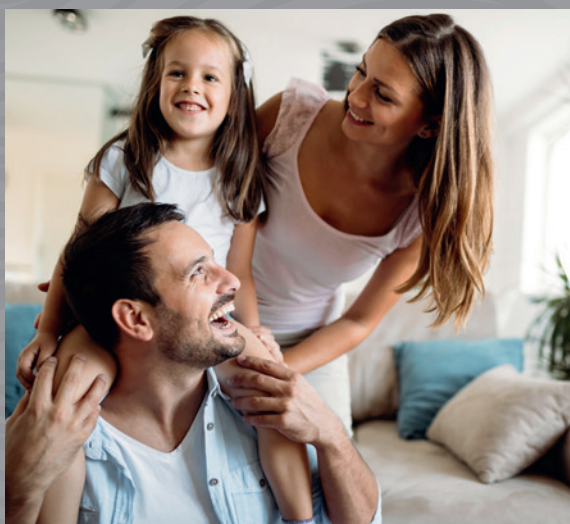
- ~ Landscaped gardens
- ~ Wardrobes
- ~ Fire and surround
- ~ Curtains and blinds

* where applicable

Although we make every effort to ensure that as many Additions choices as possible are available to you, not every development offers all the range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore we recommend that you consult our Sales Advisor.
*where applicable

Making your move easier

Buy with just 5% deposit with Help to Buy



Help to Buy-Wales is a Government backed equity loan aimed at helping you purchase your new home.

The scheme is open to both first time buyers and existing homeowners on new build properties up to a maximum value of £300,000.

To use the scheme, you will need at least a 5% deposit. You will then be eligible to receive an interest free equity loan from the Government of 20% of the value of your new home, which means that you only need to secure a 75% mortgage.



Cefnogrir gan
Lywodraeth Cymru
Supported by
Welsh Government

Sell your home quicker with no estate agent fees



Express Mover is a great solution if you've found an ideal Bellway home but have not yet sold your current property.

Our Intermediate Management Agent will work with a local estate agent to market your home at an agreed price, and we will pay the estate agent fees for you.

You could soon be moving into your new dream home, start your journey with us today.



Help to Buy cannot be used in conjunction with other schemes. The equity loan must be repaid after 25 years, or earlier if you sell your property and is interest free for the first 5 years. From year 6 a fee of 1.75% is payable on the equity loan, which rises annually by RPI plus 1%. Help to Buy is subject to eligibility and may not be available on this development. Express Mover is available on selected developments and plots only, subject to status and availability. Cannot be used in conjunction with other offers. Reservations can only be taken on homes released for sale once you achieve a sale on your own home, plots cannot be held whilst you are on the Express Mover scheme.

Customer Care



From the first day you visit one of our sales centres to the day you move in, we aim to provide a level of service and after-sales care that is second to none.

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide 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 high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens

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 support that is specifically tasked to respond to all customer enquiries.

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.

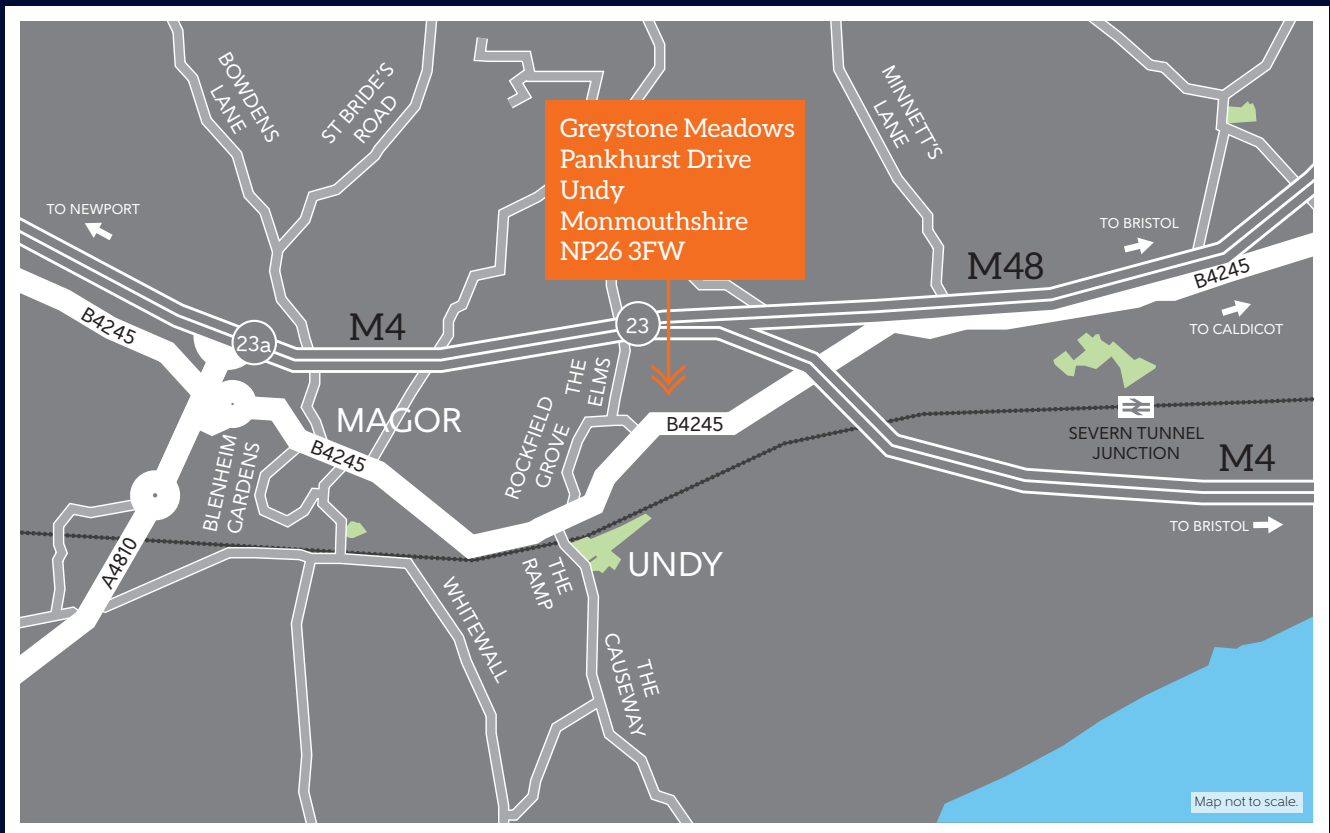
We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

Over **70**
YEARS of QUALITY
SINCE 1946

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and, where relevant, Transport for London.

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 do not constitute a contract, part of a contract or a warranty.

How to find us



Bellway Homes Limited
(Wales)
Building 1
Eastern Business Park
St Mellons
Cardiff
CF3 5EA

Telephone: 02920 774600
www.bellway.co.uk

Bellway