



# Rhiwlas Plasdwr

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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 75 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.

Bellway abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.





# Development of Distinction

**Carefully crafted design and considered environment combine to offer an outstanding community.**

Plasdŵr is Cardiff's garden city for the 21st century, taking its design inspiration from the original, successful garden city principles of 'fresh air, sunlight, breathing room and playing room'.

It has been carefully masterplanned with its residents' well-being at its core and as a sustainable community where people can lead healthy, fulfilling lives from their doorstep.

Blending the best of town and country living on the historic Plymouth Estate, over 40% of Plasdŵr is green space for residents and visitors to enjoy. Designed so that walking and cycling are the easiest, safest and most efficient ways to get around, Plasdŵr will support its own residents' healthier lifestyle and cleaner, greener way of life.











## The story so far

The Welsh capital needs more housing to meet growing demand and forecasted economic and demographic growth, and north west Cardiff has long been identified as an area suitable for sustainable development. To meet this need, landowner, Plymouth Estate, are creating Plasdŵr, Cardiff's 21st century garden city.

In June 2018, Bellway was delighted to be confirmed as a residential developer at Plasdŵr, building on a 13.47 acre parcel of land to the north of Llantrisant Road. Named Rhiwlas, this exciting development will comprise 120 two to four bedroom homes.

Set within approximately 900 acres of land, Cardiff's new garden city at Plasdŵr will be developed over the course of the next 20 years, bringing up to 7,000 new homes to the area in addition to shops, offices, schools, health centres, leisure centres, pubs and restaurants.

This exciting enterprise not only encompasses new homes, facilities and services but an ethos of living a healthier, greener lifestyle. Perfectly complemented by these beautiful Bellway homes.





## The Vision

Plasdŵr will be an outstanding, sustainable community taking shape across 900 acres in north west Cardiff. It takes its inspiration from the successful design elements of the garden city movement, founded on the principles of “fresh air, sunlight, breathing room and playing room”.

As life is breathed into this new community the best of town and country will emerge, formed around the natural landscape and encompassing around 40% of green space.

As it evolves Plasdŵr will be one community made up of five distinct neighbourhoods, each with its own individual character. Its residents will choose from a mix of apartments, town houses and luxury family

homes within a community offering them a secondary school, four primary schools, health centres, shops and offices, pubs and restaurants, leisure centres, playing fields, play areas, parks and managed heritage woodland.

Plasdŵr will be a place to live, work, rest and play along tree-lined avenues and hedgerow lined lanes, on bustling high streets and tucked-in quiet cul-de-sacs, all as easily reached via leafy footpaths and tranquil cycle routes as by road.

**This is our vision for Plasdŵr. We hope you'll join us in bringing it to life.**













# Welcome to the Capital

Cardiff is both Europe's youngest capital and the closest capital city to London. This enchanting city offers its residents an enviable lifestyle. A top 5 UK retail location, Cardiff is a fresh, 21st century shopping experience featuring the high street's most popular names. Its destination shopping centre, St David's Dewi Sant boasts more than 200 outlets including major chains and designer stores, while its vintage arcades are bursting with independent boutiques and restaurants.

The city centre and its bay combine to offer a destination where world class cultural and sporting events play out in venues including the 70,000 seater Principality Stadium, Cardiff Castle and not forgetting the Wales Millennium Centre, the national arts centre of Wales, where you can find the best shows touring nationally. Cardiff bay offers a plethora of entertainment and activity; boat trips, eateries and cultural attractions in abundance. Enough entertainment to keep you occupied all day and into the night.

Cardiff offers culture in abundance, playing host to unique events such as the Festival of Voice. An exciting festival that transforms this diverse city with a buzzing mix of performances and community participation projects. It's a fascinating feast of music and the arts, right on the doorstep of Rhiwlas at Plasdŵr.





# One Distinct Community

When complete, the Plasdŵr community will offer excellent amenities including new schools, shops, restaurants and leisure facilities. Outside the community, Rhiwlas' setting lies just four miles from Cardiff's city centre, bordering established, thriving local communities including Radyr, Danescourt, Fairwater, Pentreban and St Fagans.

Locally, Radyr offers everything you would expect to find on your doorstep to provide day-to-day conveniences. A high street with a selection of shops, post office and local eateries. A number of local schools catering to both primary aged and secondary school pupils

are within the locality in addition to a local medical centre and dentist surgery.

It comes as no surprise that Rhiwlas at Plasdŵr offers excellent transport links. Those commuting will find the M4, which provides access to Bristol, Newport and Swansea, less than a 10 minute drive from the development. Radyr train station is well within easy walking distance and offers direct services to Cardiff Central with a journey time of only 15 minutes. For air travel Cardiff Airport is around 30 minutes away by car.











**Radyr 1.2 miles**

 8 mins  
 5 mins



**Hailey Park 1.9 miles**

 15 mins  
 5 mins



**Cardiff Metropolitan University 2.4 miles**

 18 mins  
 9 mins





**Cardiff 3.9 miles**

 30 mins  
 15 mins



**Cardiff International Sports Village 6.6 miles**



 48 mins  
 21 mins









**Cardiff Bay Wetlands Reserve 7.2 miles**

 45 mins  
 23 mins



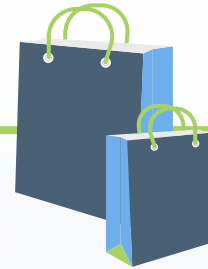
**Wales Millennium Centre 8.2 miles**

 40 mins  
 23 mins



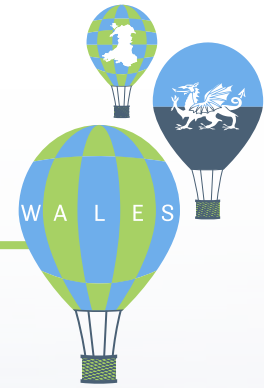
**Cardiff Airport 12.1 miles**

  101 mins  
 31 mins






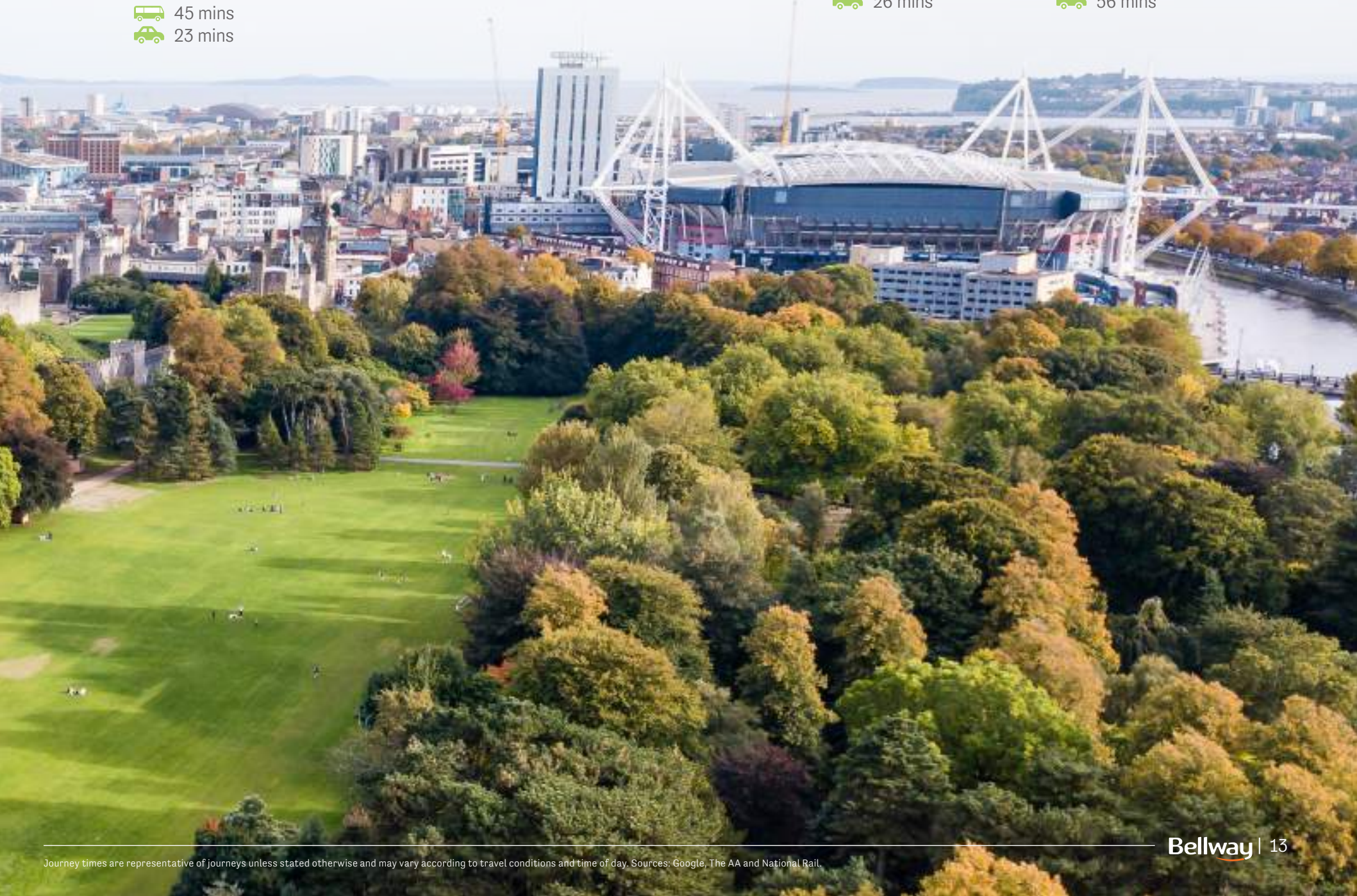
**Newport 15.6 miles**

  51 mins  
 26 mins



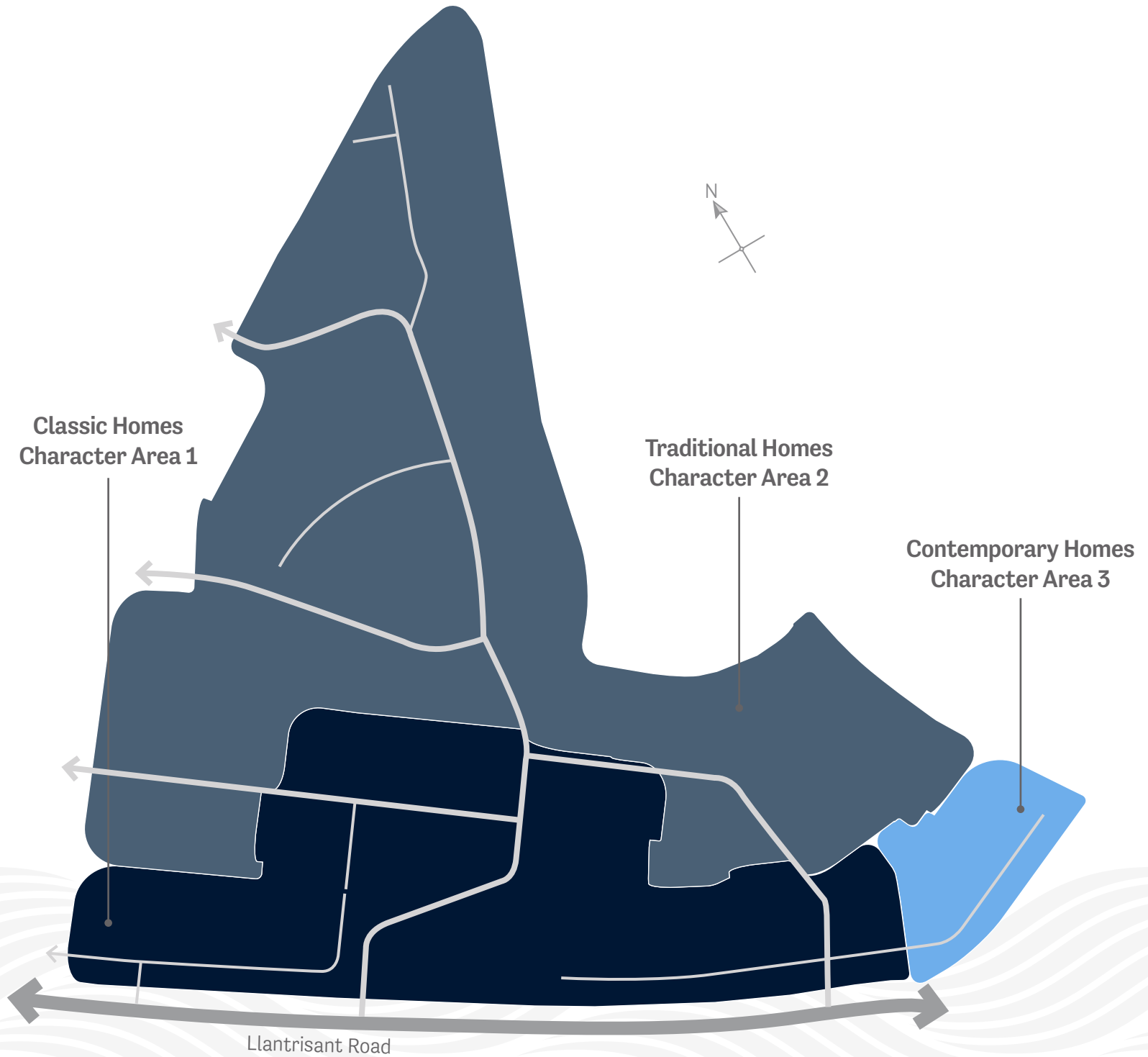
**Bristol 46.3 miles**

  90 mins  
 56 mins

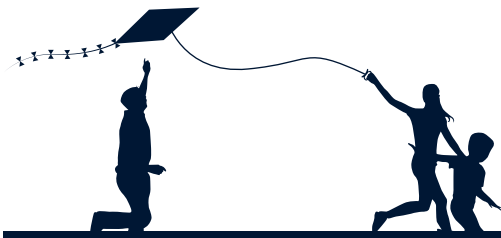




# A Development of Distinctive Design







## Architecture for abiding design | Character Area 1 Classic Homes

Comprising a wonderful selection of 2, 3 and 4 bedroom homes, Character Area 1 at Rhiwlas presents design encompassing a contemporary approach to materials. These beautiful homes offer off-white rendered elevations with contrasting brick plinths in a smooth-faced blue black and white brick feature surrounds to windows. The dark grey roofing and slim-line horizontal door canopies complement the sleek design. To the interior, design features such as open plan living space and en-suite bathrooms are suited to modern day living. A mix of terraced, semi-detached and detached homes, mean the classic homes at Rhiwlas will appeal to families and professionals alike.



## Architecture designed for life | Character Area 2 Traditional Homes

Very much embracing the surrounding area, the design ethos of Character Area 2, is to incorporate the use of local vernacular materials and building details to create beautifully crafted traditional homes. Details include hanging tiles, gables, bay windows and traditionally proportioned fenestrations. Red multi facing brickwork walls are complemented by a roof scape of brown and grey tiles. These lovely homes comprise a mixture of detached, semi-detached and terraced properties, all of which benefit from front gardens with a hedgerow boundary or informal planted boundaries.



## Distinctively conceived architecture | Character Area 3 Contemporary Homes

The stunning homes in Character Area 3 have taken a similar approach to materials, detailing and fenestration to complement the classic homes which sit beside this area. Wienerberger Bronsgroen facing brick fronts, a nod to the local Radyr stone in its colour and texture provides a striking and locally distinctive palette. Contemporary high-quality detailing embraces the distinctive design of these expertly crafted homes.





Architecture for abiding design | Character Area 1

# Classic Homes

















Architecture designed for life | Character Area 2

# Traditional Homes

















Distinctively conceived architecture | Character Area 3

# Contemporary Homes



















# 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

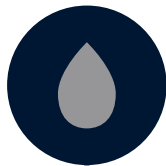
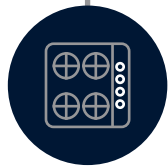
- Granite worktops
- Integrated appliances
- Built-under double oven or steam oven\*
- Induction ceramic hob
- Fridge/Freezer
- Dishwasher
- Washing machines

### 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

### Wall Tiling

- Full and half height tiling
- Comprehensive upgrade options



### Flooring

- Choose from carpets, vinyl or ceramic tiling

### Plumbing

- Heated towel rail

### Security

- Intruder alarms
- Security lights

### Miscellaneous

- Landscaped gardens
- Wardrobes
- Curtains and blinds

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



## 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.



Cefnogir gan  
Lywodraeth Cymru  
Supported by  
Welsh Government

## HELP TO BUY (WALES)

### 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 £250,000.

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.



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.







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.





Rhiwlas at Plasdŵr  
Llantrisant Road  
Radyr  
Cardiff  
CF15 8DX



# Bellway

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