

Longwood Grange

Lisvane, Cardiff

A collection of 3, 4 and 5 bedroom homes



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.



Over **75**
YEARS of QUALITY
SINCE 1946



A perfect place to call home

Longwood Grange is a beautiful development ideally situated in Lisvane, Cardiff. Offering 3, 4 and 5-bedroom homes, this wonderful development will appeal to a number of prospective homeowners, including families and first-time buyers due its excellent transport connections and the abundance of amenities located close by.

Designed in a mix of styles to suit all lifestyles, each home is built to the exacting Bellway standard and will offer a high level of specification and features including modern fitted kitchens, en-suite bathrooms, fully landscaped front gardens and private parking options.



Choose a fine quality of life at Longwood Grange

Situated in Lisvane, a little over five miles north of Cardiff city centre, Longwood Grange is ideally located. Those looking to commute for work will be pleased with the road links and transport options available at Longwood Grange, with major roads – such as the M4 – and train stations situated only around five minutes' drive away. Anyone seeking to drive in to either Cardiff or Newport can expect a travel time of around 20 minutes by car. Residents of the development without a vehicle can make use of Lisvane and Thornhill train station, which is about a mile away from Longwood Grange and offers regular services into Cardiff Central.



The amenities in Lisvane and the surrounding villages mean that homeowners in Longwood Grange can be well-stocked for essential items. Within just a five-minute drive, there are several popular supermarkets. Going further afield, Cardiff city centre is less than a 20 minute drive from home. Renowned for its grand architecture, the city offers a wealth of museums and galleries, shopping and restaurants to suit all tastes. High street shopping in Cardiff is centred around the St David's complex and Queen Street, while its Victorian arcades offer an eclectic independent retail experience.

The leisure opportunities are endless for anyone making a home at Longwood Grange. A little over five minutes' drive away from the development is Llanishen Golf Club, an 18-hole course set up to test the ability of all visitors. Under five miles away from Longwood Grange is the National Museum Cardiff, where visitors can peruse collections of Europe's finest art, as well as exhibits of the natural history of Wales.

Just over a 20-minute drive away from the development is the Principality Stadium, home of the Wales national rugby union team – which also hosts a variety of other events throughout the year, including live music.

Lisvane's location, a little north of Cardiff city centre, means that there are several highly rated schools in the areas around the development, including Llysfaen Primary School, Christ the King Catholic Primary School, and Rhydypenau Primary School – which are all within a two-mile radius of Longwood Grange. For older children, Corpus Christi Catholic High School and Cardiff High School are both under a 10-minute drive away. Residents seeking a university education also have a number of options, with both the University of Cardiff and Cardiff Metropolitan University less than two miles away from the development.



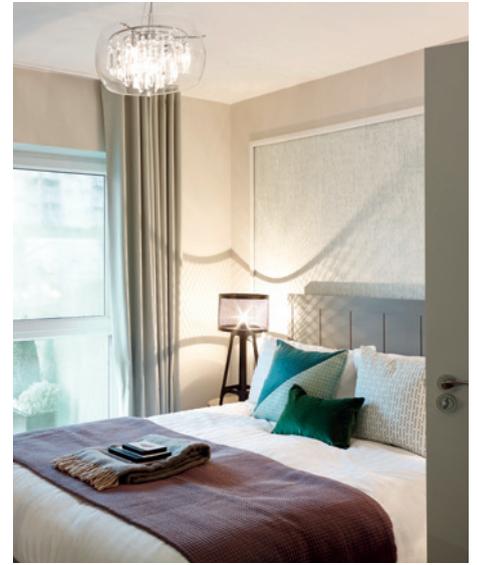
Longwood Grange offers a collection of wonderful homes designed to embrace local amenities and excellent transport links.





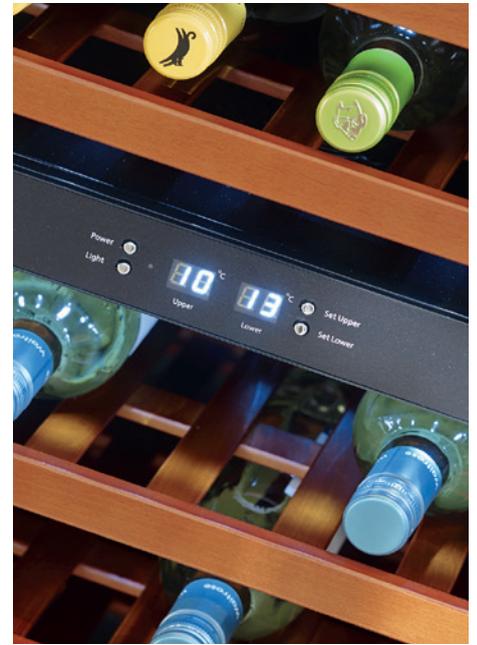
Discover a range of house styles
with 3, 4 or 5 bedrooms.
Each home at Longwood Grange is
finished to our exacting standards.





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
- ~ Induction ceramic hob
- ~ Fridge/freezer
- ~ Dishwasher
- ~ Washing machine

Flooring:

- ~ Choose from carpets, vinyl or ceramic tiling
- ~ Spacia Amtico

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
- ~ 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

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 **75**
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.

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