

Y Sgwâr at Parc Llandaf

LLANDAFF, CARDIFF

A contemporary collection of high quality new homes
located in the historic Cathedral City of Llandaff.

Taylor
Wimpey

Contents



Welcome to Y Sgwâr at Parc Llandaf

Sitting at the edge of Cardiff is a new development with a contemporary collection of high-quality new homes in Llandaff, the quaint 'City in a City' on the outskirts of Cardiff.

Each home has been thoughtfully designed with flexible living in mind with a distinct identity. You'll be part of a thriving new community in a highly desirable location, and just a few minutes away from Cardiff City Centre.



[→ View the site plan](#)

Village life in the city

Located in historic Llandaff, Y Sgwar at Parc Llandaf offers everything within easy reach. A lively hub of community life, it boasts a thriving High Street with several independent shops, restaurants and cafes in addition to activities for all ages.

The scenic Taff Trail runs alongside the development, giving easy access to nature and the nearby countryside. With a special community feel and excellent links to the hustle and bustle of Cardiff City Centre, Llandaff has something for everyone.

Llandaff Fields



Llandaff Village



Llandaff Cathedral



[Watch development video](#)



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

Kitchens	
Choice of Option 1 Package Symphony Kitchen	✓
Laminated 40mm worktop	✓
Kitchen sink – Onda 150 sink 1.5, stainless steel with Zeno tap	✓
Stainless steel Zanussi oven, 4-burner gas hob and integrated extractor hood	✓
Zanussi 70:30 split low frost integrated fridge freezer	✓
Zanussi fully integrated dishwasher	✓
Zanussi 7kg integrated washing machine	✓
Bathrooms, en suites, utility and cloakrooms	
Geberit Selnova sanitaryware range	✓
Choice of Porcelanosa tiling (grout colour as specified by Porcelanosa)	✓
Splashback tiling to WC, en suite, and bathroom	✓
Tiling around bath to accommodate shower	✓
Thermostatic shower over bath, with collage folding bath screen to main bathroom	✓
Central heating/hot water system	
Full central heating with thermostatically controlled radiator valves (thermostatic radiators in selected rooms)	✓
Electrical features	
Light fibre optic hub with double socket	✓
Double socket in kitchen with USB charge points built in	✓
Honeywell wireless front doorbell	✓
External PIR light located on front of property	✓
External PIR floodlight located to rear of property	✓
Mains-operated smoke detectors	✓
Double socket and lighting installed inside garage (where within curtilage)	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

Windows, doors and joinery	
IG-composite entrance door, with letterbox plate and house number	✓
UPVC French doors in Anthracite Grey	✓
Hormann Ilkley Steel Door in Anthracite Grey	✓
Newark 5 Panel Vertical Internal Doors in White	✓
Internal finishing touches	
White matt emulsion to internal walls	✓
Built in wardrobes to master bedroom only, on 2 & 3 bedroom homes	✓
Built in wardrobes to master bedroom and bedroom 2, on 4 & 5 bedroom homes	✓
External features	
Front garden landscaped (as per landscaping layout)	✓
Rear garden graded and turfed	✓
Outside tap to rear garden	✓
Optional upgrades	
A range of optional upgrades are available subject to build stage	✓
Fire protection	
Internal Sprinkler system fitted in accordance with current Welsh Building Regulations	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



Find out more

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Our homes



 [View the site plan](#)



The Dale

5 BEDROOM HOME



GROUND FLOOR

Kitchen	4.25m × 3.97m	13' 11" × 13' 0"
Dining room	5.75m × 2.61m	18' 10" × 8' 7"
Lounge	4.25m × 4.81m	13' 11" × 15' 9"

FIRST FLOOR

Bedroom 1	4.57m × 3.29m	15' 0" × 10' 9"
Bedroom 2	3.26m × 4.25m	10' 8" × 13' 11"
Terrace	2.66m × 2.88m	8' 9" × 9' 5"

SECOND FLOOR

Bedroom 3	4.57m × 3.29m	15' 0" × 10' 9"
Bedroom 4	3.26m × 4.25m	10' 8" × 13' 11"
Bedroom 5	2.70m × 2.42m	8' 10" × 7' 11"

[→ View development](#)

[→ View our current availability](#)

*Plot specific windows. 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. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 71292 TWSW / October 2023



The Owen

5 BEDROOM HOME



GROUND FLOOR

Kitchen
4.25m x 3.97m 13' 11" x 13' 0"

Dining area
5.74m x 2.61m 18' 10" x 8' 7"

Lounge
4.25m x 4.81m 13' 11" x 15' 9"

FIRST FLOOR

Bedroom 1
4.57m x 3.29m 15' 0" x 10' 9"

Bedroom 2
3.26m x 4.25m 10' 8" x 13' 11"

Terrace
2.66m x 2.88m 8' 9" x 9' 5"

SECOND FLOOR

Bedroom 3
4.57m x 3.29m 15' 0" x 10' 9"

Bedroom 4
3.26m x 4.25m 10' 8" x 13' 11"

Bedroom 5
2.70m x 2.42m 8' 10" x 7' 11"

THIRD FLOOR

Studio max.
7.59m x 3.67m 24' 11" x 12' 0"

Terrace min.
8.90m x 2.70m 29' 2" x 8' 10"



[View development](#)



[View our current availability](#)

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Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



First time buyer?

[→ Here's how we can help](#)

Existing home owner?

[→ Here's how we can help](#)



Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **02922 743 724**.



Find out how we can get you moving with our buying schemes.

[→ Find out more](#)

[→ How to buy a home](#)



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Taylor Wimpey

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