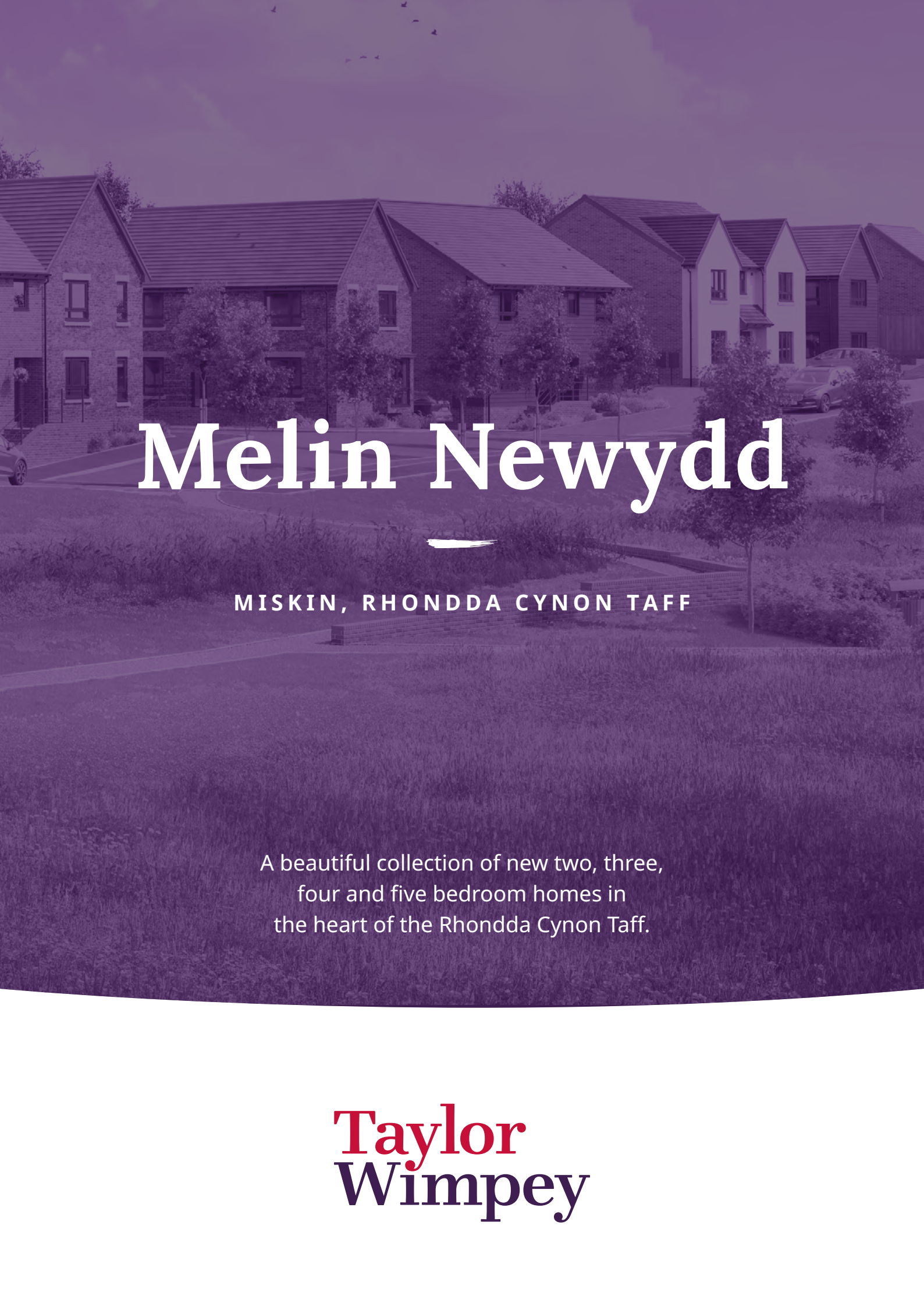




Melin Newydd

MISKIN, RHONDDA CYNON TAFF

A beautiful collection of new two, three,
four and five bedroom homes in
the heart of the Rhondda Cynon Taff.

Taylor
Wimpey

Contents



Welcome to Melin Newydd Phase 1

Introducing the first phase of stunning 2, 3, 4 and 5 bedrooms homes in the historic Rhondda Cynon Taff. A brand new community of 460 homes.

Homes of all sizes, perfect for first-time buyers and growing families alike. Our homes have been designed to maximise comfort whilst maintaining a modern and elegant connection to its surroundings.



[View the site plan](#)

Modern idyllic living

A large photograph showing two women walking a dog in a park. The woman on the left is wearing a tan coat and a patterned scarf, while the woman on the right is wearing a green coat and blue leggings. They are both smiling and looking towards the camera. The background features tall grass and trees.

Situated in historic Miskin, Melin Newydd provides easy access to amenities that meet the needs of people of all ages – from big chain grocery stores, local pubs to acclaimed restaurants. The nearby M4 and Pontyclun train station makes it an ideal location for commuters.

Melin Newydd provides plenty of green spaces with walking trails, bike paths and a new public play area to enjoy the best of what nature has to offer. All the more reason to make this vibrant community your new home.

Open green spaces



Local amenities



Vibrant community



Watch development video



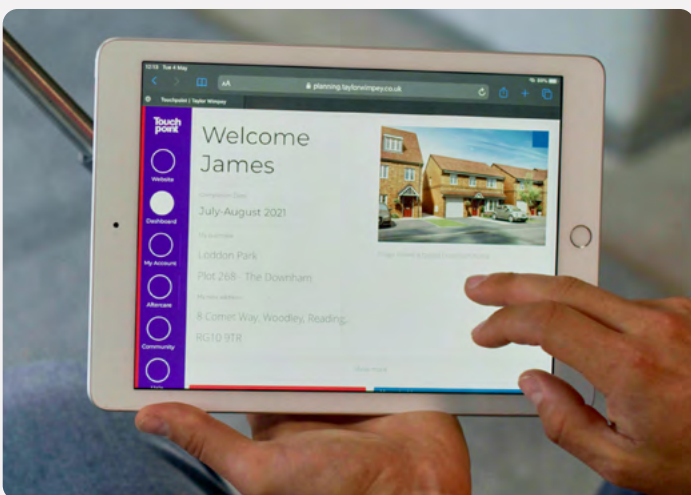
Personalise your home

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 Electrolux oven with built-in gas hob and integrated hood and extractor fan too.

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 modern range of kitchens, standard and upgrade, from the Symphony Group	✓
Choice of kitchen laminate worktops from the Symphony range	✓
Stainless steel Electrolux single oven, gas hob and Electrolux cooker hood	✓
Stainless steel Franke / Carron Pheonix Onda kitchen sink, with Zeno tap	✓
All accessories such as cutlery trays, and splashbacks from the Symphony range included per kitchen layout	✓
Double electric socket, with optional USB charging ports	✓
Bathrooms, en suites and cloakrooms	
Geberit Selnova sanitaryware range	✓
Choice of Porcelanosa tiling (grout colour as specified by Porcelanosa)	✓
Splashback tiling to WC, en suite, and bathroom	✓
Ideal Standard brassware	✓
Central heating	
Full central heating with thermostatically controlled radiator valves (thermostatic radiators in selective rooms)	✓
Waste water heat recovery systems	✓
Electrical features	
Deta light switches and double sockets, with optional USB charging ports	✓
Honeywell battery-powered carbon monoxide monitor	✓
External PIR light located on front of property	✓
Mains-operated smoke detectors	✓
Smoke detectors in roof space	✓
Continual low volume Zehnder extractor fan to bathroom and kitchen	✓

✓ = 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	
Composite external door set, with house number	✓
Double glazed PVCu windows with vents	✓
French doors with multi point locking system and white hardware	✓
5-panel internal doors	✓
Canopy-design garage doors with steel vertical pattern (where applicable)	✓
Internal finishing touches	
White matt emulsion paint to all internal walls and ceilings	✓
External features	
Front garden landscaped (as per landscaping layout)	✓
Outside tap to rear garden	✓
Close board fencing to rear garden	✓
Driveway/parking bay	✓
PV solar panels	✓
Optional upgrades	
A range of optional upgrades are available subject to build	✓
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 Appleford

2 BEDROOM HOME



GROUND FLOOR

Lounge/Dining

3.98m × 2.75m 13' 1" × 9' 0"

Kitchen

2.11m × 2.74m 6' 11" × 9' 0"



FIRST FLOOR

Bedroom 1

3.98m × 2.41m 13' 1" × 7' 11"

Bedroom 2 max.

3.98m × 2.33m 13' 1" × 7' 8"



[View Development](#)



[View our current availability](#)

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The Ambleford

3 BEDROOM HOME



GROUND FLOOR

Lounge

4.02m x 3.27m 13' 3" x 10' 9"

Kitchen/Dining

2.94m x 4.17m 9' 8" x 13' 8"



FIRST FLOOR

Bedroom 1

2.88m x 4.17m 9' 6" x 13' 8"

Bedroom 2

3.59m x 2.30m 11' 9" x 7' 7"

Bedroom 3

2.56m x 1.78m 8' 5" x 5' 10"



[Discover more about this home](#)



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The Brambleford

3 BEDROOM HOME



GROUND FLOOR

Lounge

3.94m x 3.83m 12' 11" x 12' 7"

Kitchen/Dining

3.30m x 4.73m 10' 10" x 15' 6"



FIRST FLOOR

Bedroom 1

3.07m x 3.15m 10' 1" x 10' 4"

Bedroom 2

3.42m x 2.51m 11' 3" x 8' 3"

Bedroom 3

2.35m x 2.13m 7' 9" x 7' 0"



Discover more about this home



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The Keeford

3 BEDROOM HOME



GROUND FLOOR

Living room

3.81m x 3.30m 12' 6" x 10' 10"

Kitchen/Dining

2.74m x 5.40m 9' 0" x 17' 9"



FIRST FLOOR

Bedroom 1

3.18m x 2.79m 10' 5" x 9' 2"

Bedroom 2

3.33m x 3.12m 10' 10" x 10' 3"

Bedroom 3

2.96m x 2.52m 9' 9" x 8' 3"



Discover more about this home



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The Aynesdale

3 BEDROOM HOME



GROUND FLOOR

Living room

3.19m × 5.52m 10' 6" × 18' 1"

Kitchen/Dining

3.21m × 5.52m 10' 6" × 18' 1"



FIRST FLOOR

Bedroom 1

3.36m × 2.76m 11' 0" × 9' 1"

Bedroom 2

3.27m × 3.23m 10' 9" × 10' 7"

Bedroom 3

2.80m × 2.66m 9' 2" × 8' 9"



Discover more about this home



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The Ayleford

4 BEDROOM HOME



GROUND FLOOR

Lounge

3.42m x 4.84m

11' 3" x 15' 11"

Kitchen/Dining

3.78m x 5.74m

12' 5" x 18' 10"



FIRST FLOOR

Bedroom 1

3.29m x 3.25m

10' 10" x 10' 8"

Bedroom 2

3.18m x 3.30m

10' 5" x 10' 10"

Bedroom 3

2.15m x 2.40m

7' 1" x 7' 11"

Bedroom 4

2.12m x 2.35m

7' 0" x 7' 9"



Discover more about this home



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The Plumdale

4 BEDROOM HOME



GROUND FLOOR

Lounge

3.25m x 6.53m 10' 8" x 21' 5"

Kitchen/Dining

3.29m x 6.53m 10' 10" x 21' 5"



FIRST FLOOR

Bedroom 1

3.63m x 3.40m 11' 11" x 11' 2"

Bedroom 2

3.31m x 3.00m 10' 10" x 9' 10"

Bedroom 3

2.18m x 3.44m 7' 2" x 11' 4"

Bedroom 4

2.15m x 3.04m 7' 1" x 10' 0"



Discover more about this home



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The Colford

4 BEDROOM HOME



GROUND FLOOR

Lounge

3.50m x 4.36m 11' 6" x 14' 4"

Kitchen/Dining

3.61m x 6.53m 11' 10" x 21' 5"



FIRST FLOOR

Bedroom 1

3.52m x 3.40m 11' 6" x 11' 2"

Bedroom 2

3.16m x 2.93m 10' 6" x 9' 8"

Bedroom 3

2.47m x 3.04m 8' 1" x 10' 0"

Bedroom 4

2.13m x 3.51m 7' 0" x 11' 6"



[Discover more about this home](#)



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The Hubham

4 BEDROOM HOME



GROUND FLOOR

Lounge

4.13m x 3.60m 13' 7" x 11' 10"

Kitchen/Dining

3.88m x 5.81m 12' 9" x 19' 1"



FIRST FLOOR

Bedroom 1

5.30m x 3.61m 17' 3" x 11' 10"

Bedroom 2

3.29m x 3.75m 10' 10" x 12' 4"

Bedroom 3

3.71m x 3.08m 12' 2" x 10' 1"

Bedroom 4

2.83m x 3.51m 9' 3" x 11' 6"



Discover more about this home



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The Rightford

4 BEDROOM HOME



GROUND FLOOR

Lounge

4.19m × 3.19m 13' 9" × 10' 6"

Kitchen/Dining

3.31m × 8.33m 10' 10" × 27' 4"

Study

2.14m × 2.82m 7' 1" × 9' 3"



FIRST FLOOR

Bedroom 1

3.21m × 3.06m 10' 7" × 10' 1"

Bedroom 2

4.05m × 3.19m 13' 4" × 10' 6"

Bedroom 3

4.17m × 2.93m 13' 8" × 9' 6"

Bedroom 4

3.02m × 2.20m 9' 11" × 7' 3"



Discover more about this home



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The Kitham

4 BEDROOM HOME



GROUND FLOOR

Kitchen/Dining

5.42m × 5.91m 17' 9" × 19' 5"

Lounge

4.48m × 3.83m 14' 9" × 12' 7"



FIRST FLOOR

Bedroom 1

3.51m × 3.83m 11' 6" × 12' 7"

Bedroom 2

4.25m × 3.62m 13' 11" × 11' 11"

Bedroom 3

3.52m × 3.23m 11' 7" × 10' 7"

Bedroom 4

3.52m × 3.19m 11' 7" × 10' 6"



Discover more about this home



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The Wayford

5 BEDROOM HOME



GROUND FLOOR

Lounge

4.40m x 6.06m 14' 6" x 19' 11"

Kitchen

5.58m x 3.35m 18' 4" x 11' 0"

Dining

3.39m x 3.06m 11' 1" x 10' 1"

Study

3.39m x 2.34m 11' 1" x 7' 8"



FIRST FLOOR

Bedroom 1

3.39m x 3.37m 11' 1" x 11' 1"

Bedroom 2 max.

3.67m x 3.47m 12' 1" x 11' 5"

Bedroom 3

3.02m x 3.81m 9' 11" x 12' 6"

Bedroom 4

4.10m x 2.39m 13' 5" x 7' 10"

Bedroom 5

3.22m x 2.33m 10' 7" x 7' 8"

[→ View Development](#)

[→ View our current availability](#)

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The Winterford

5 BEDROOM HOME



GROUND FLOOR

Lounge

5.22m x 4.12m 17' 2" x 13' 7"

Lounge 2

4.74m x 3.56m 15' 7" x 11' 8"

Kitchen/Dining

6.36m x 3.83m 20' 11" x 12' 7"

Study

2.97m x 2.60m 9' 9" x 8' 6"



FIRST FLOOR

Bedroom 1

4.74m x 3.56m 15' 7" x 11' 8"

Bedroom 2

3.49m x 3.79m 11' 5" x 12' 5"

Bedroom 3

4.65m x 2.66m 15' 3" x 8' 9"

Bedroom 4

2.75m x 4.13m 9' 0" x 11' 3"

Bedroom 5

2.76m x 2.71m 9' 1" x 8' 11"

[→ View Development](#)

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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
01443 508 293.



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



Book an appointment



How to buy a home



MELIN NEWYDD Land Off Cefn Yr Hendy, Miskin, Rhondda Cynon Taff, CF72 8SW

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Taylor Wimpey

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