



CAEAU MASARN

MAPLE FIELDS

SALES AGENTS



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cardiffliving.wales

 Cartrefi Caerdydd  
Cardiff Living

PROSIECT TAI  
PARTNERIAETH  
A PARTNERSHIP  
HOUSING PROJECT



Wates  
RESIDENTIAL

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Wates  
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# THIS IS FOR YOU

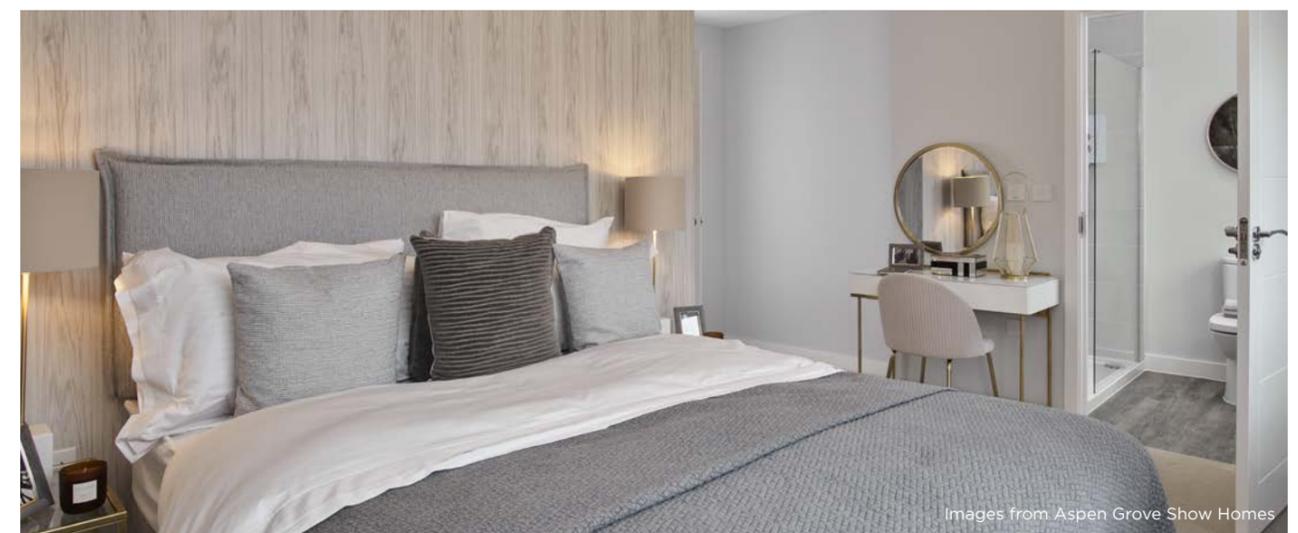
This is for Cardiff. Homes, not houses, that are designed for modern living and built around the way you want to live. Cardiff Living is an innovative and award-winning development partnership between Cardiff Council and Wates Residential that will deliver 1,500 new homes across Cardiff over the next ten years. The programme will include around 600 homes which will be available to rent or buy via the First Homes Cardiff Shared Equity Home Ownership Scheme offered by Cardiff Council, while the remaining homes will be available for sale on the open market. The new homes will offer enhanced living environments that will meet high levels of sustainability and energy efficiency, meaning you're saving money and together we're helping the environment. In addition to delivering vital new homes, we want to invest in our communities to ensure they're connected and provided with everything they need to flourish. That's why this is for you.





Our homes are designed for modern living and the way you want to live. They are spaces that will complement your lifestyle and allow you to grow. High specification, design and unrivalled build quality results in a home that you can live in without compromise.

We've thought long and hard about the design of our homes. We believe the kitchen is the heart of the home. That's why each of our homes have professionally designed Moores kitchens, equipped with a variety of appliances, to ensure no corners are cut. The large family bathrooms are all fitted with high-end sanitaryware from Roca and some of the homes benefit from an ensuite to the master bedroom. We take pride in creating environments that contribute to the growth and development of communities. That's why we place just as much emphasis on the green spaces around the community and ensure that every home has off-street parking.



Images from Aspen Grove Show Homes

# COMMITTED TO THE COMMUNITY

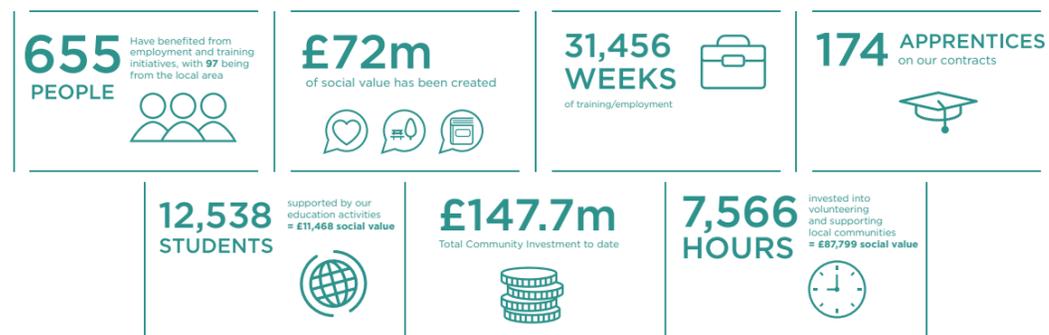
The Cardiff Living partnership is dedicated to delivering far more than high quality homes. We have committed to target our recruitment and training opportunities at the people living in the Cardiff communities in which we are developing.

The opportunities available through our 10 year programme will include employment, apprenticeships, work placements, training and volunteering. We will also be working alongside local groups and local schools and colleges to provide added community benefits, including delivery of our training and curriculum support programmes.

To find out more about employment and training opportunities register for Job Alerts on the Cardiff Living website [cardiffliving.wales/job-alert/](http://cardiffliving.wales/job-alert/)



## COMMUNITY INVESTMENT TO DATE



Figures correct as of January 2024

# HOMES FOR TODAY, AND TOMORROW

The Cardiff Living partnership is committed to sustainable and ethical procurement, only purchasing materials which meet the industry's responsible sourcing standards.

We will carefully monitor the carbon impact of the programme and implement energy-efficient resources to minimise pollution and emissions. We will minimise and closely monitor waste levels on our sites and seek new and innovative ways of working to reduce waste and will engage with organisations such as the National Wood Recycling Network.

Building sustainability knowledge and competency across our supply chain. As a Considerate Constructor, we will work to ensure that we are a good neighbour to the communities of Cardiff in which we work.





# WORKING IN PARTNERSHIP

Together as partners we're here for you, to develop future proof and energy efficient homes for the people of Cardiff.

At Cardiff Living we have a strong sense of responsibility towards our customers and the people of Cardiff. That's why we only work with the very best partners, ensuring they share our values and can help to deliver our vision. Together, the Cardiff Living Partners are working towards a zero-carbon future by delivering around 1,500 innovative, sustainable, high quality, energy efficient homes.

As well as the established partnership between Cardiff Council and Wates Residential, Cardiff Living is also working with a range of specialist partners across the different developments. On some of the schemes Passivhaus is using modern methods of construction such as modular systems to reduce the homes' energy output and carbon footprint. This includes very high levels of insulation and extremely high-performance windows with insulated frames.



Llywodraeth Cymru  
Welsh Government



The UK Passive House Organisation



Images from Aspen Grove Show Homes



# Innovative Living Spaces within a Thriving Community

Nestled within the historically rich community of Llanrumney, to the east of Cardiff, you'll discover Maple Fields. Offering an array of one, two, three, four, and five-bedroom family homes, available through both private sale and council rent, Maple Fields is an inclusive addition to the area.

This development represents our commitment to innovative living spaces, with homes designed for quality and energy efficiency. But, above all, we prioritise building thriving neighbourhoods, and the shared facilities are key in creating a community that residents take pride in. Maple Fields is more than housing; it's a gateway to a brighter future for Llanrumney.





- Reed TWO BEDROOM APARTMENT
- Hawthorn THREE BEDROOM DETACHED HOUSE
- Sorrel THREE BEDROOM SEMI-DETACHED HOUSE
- Bluebell FOUR BEDROOM DETACHED HOUSE
- Camomile FOUR BEDROOM DETACHED HOUSE
- Fushia FOUR BEDROOM TOWNHOUSE
- Gorse FOUR BEDROOM DETACHED HOUSE
- Violet FOUR BEDROOM SEMI-DETACHED/TERRACE HOUSE
- Woodruff FOUR BEDROOM DETACHED HOUSE
- Holly FIVE BEDROOM DETACHED HOUSE
- AFFORDABLE

Site plan is just indicative to show the positioning of the plots.  
 Contact Wates Residential or an appointed Sales Agent for more information.  
 Site Plan issue date November 2023

Llanrumney, located in the eastern part of Cardiff, is a diverse community with a rich history. This residential area is known for its friendly atmosphere and strong sense of community spirit.

The very land upon which Llanrumney stands was bequeathed to Keynsham Abbey by the Lord of Glamorgan after the Norman Conquest. Legend has it that Llywelyn ap Gruffudd, the last prince of independent Wales, was laid to rest in 1282 within a stone coffin by monks on the same land where Llanrumney Hall would later be constructed.

Notably, Llanrumney is the birthplace of the infamous pirate Sir Henry Morgan, a prominent member of the illustrious Morgan family. The family's coat of arms, dated 1587, still proudly adorns a fireplace at Llanrumney Hall, which was home to Sir Henry Morgan and five generations of his family. Today, Llanrumney Hall has been transformed into a thriving community-led trust, offering a wealth of facilities, including a community hall, music studio, arts and crafts spaces, classrooms, a food hub, a café, and a creche.

Llanrumney is home to the University of Wales, Cardiff playing fields, where Cardiff University's sports talent shines year-round with cricket, football, and rugby. In June 2022, Cardiff City initiated a major investment, aiming to establish a cutting-edge sports complex benefiting both Cardiff University and the Llanrumney community sports trust. This ambitious project comprises a two-tier 3G football facility, a floodlit 3G World Rugby-standard rugby pitch, and a dual floodlit



### LOCAL SCHOOLS

There's a good selection of local primary and secondary schools.

#### PRIMARY SCHOOLS

##### English Catchment:

St Cadoc's Catholic Primary is for children 3-11 and also includes part-time nursery provision. It received a Good Estyn Report.

Bryn Hafod Primary is for children 3-11 and also includes nursery provision. Estyn Report in 2015 was Adequate.

##### Welsh Catchment:

Ysgol Bro Eirwg. Caters for children 3-11 including part-time nursery provision. Estyn Report is Good.

#### SECONDARY SCHOOLS

##### English Secondary School:

St. Illtyd's Catholic High School. For children 11-16 and is located in Rumney.

Eastern High: 11-18

##### Welsh Secondary School:

Ysgol Gyfun Gymraeg Bro Edern. Offers Secondary + Sixth Form: 11-18. Has a Good Estyn Report

#### PRIVATE SCHOOL

St John's College  
An independent co-educational school for pupils 3-18



football and rugby pitch. Moreover, Cardiff City FC is set to occupy 16 acres of the site, with plans for repurposing the former Doctor Who building into a learning environment.

The neighbourhood has several shopping precincts, with the largest located on Countisbury Avenue, along with an array of pubs and eateries. Llanrumney is proud to host six primary schools and one secondary school. Nearby, in Rumney, you'll find Boulders, a trampoline park, and Rumney Hill Gardens. Just a short distance away in Pentwyn, Parc Coed y Nant beckons with its beautiful park featuring a leisure centre, a bowling green, and extensive ancient woodlands.

In a thrilling development, the construction of a brand-new skatepark has received official approval. This cutting-edge facility is set to cater to a wide range of skating preferences,

offering street-style elements like ledges, rails, and gaps, as well as smooth transitions for cruisers. Designed with inclusivity in mind, the skatepark will provide ample seating and a flat-ground area for warm-ups, ensuring it meets the needs of all skaters.

Continued progress is on the horizon, with plans for a new relief road in Cardiff, complete with a bridge that will provide the first direct link between Llanrumney and the A48 Eastern Avenue in Pentwyn, crossing over the Rhyrnyne River. This initiative not only promises to reduce traffic flow on residential roads but also significantly enhance access to public transport for the local community. Llanrumney is where history and innovation converge, offering a promising future while preserving its storied past.



Fishpond Wood 10 mins 0.5 miles	One-Stop 14 mins 0.6 miles	Quill & Quote at Thackeray 9 mins 0.4 miles
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Heath Train Station 2.9 miles 20 mins	Eastern Leisure Centre 1.2 miles 9 mins	Parc Coed y Nan 1 miles 7 mins
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Cardiff Central Station 4.6 miles 19 mins	Bus Depot Cardiff 5.7 miles 24 mins	Principality Stadium 4.5 miles 20 mins	Roath Park 3.9 miles 13 minutes
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Images from Aspen Grove Show Home



## SPECIFICATION

Outstanding homes finished to an exceptional standard

### GENERAL

- Smooth ceilings and walls painted white
- White pre-finished internal doors, architraves and skirtings
- Polished chrome internal door ironmongery
- TV and telephone points to reception and master bedroom
- Mains powered smoke alarms and heat detector
- Sprinkler system throughout
- Pendant lighting to bedrooms, hall / landing and receptions,
- Gas combi boiler for heating and hot water
- White panelled radiators

\* Subject to build stage, please ask our Sales Consultant for confirmation

\*\* On selected plots, please ask our Sales Consultant for confirmation

### KITCHEN

- Moores fitted kitchen in choice of colours \*
- Lighting to underside of wall units
- Colour choice of laminated work surface and upstand \*
- One and half bowl stainless steel sink with mixer taps
- Glass splash back behind hob
- Washing machine (white)
- Range of integrated appliances including:
  - Stainless steel single oven and induction hob
  - Stainless steel and glass extractor hood
  - Fridge / freezer
  - Dishwasher \*\*
- Amtico flooring with choice of colours\*

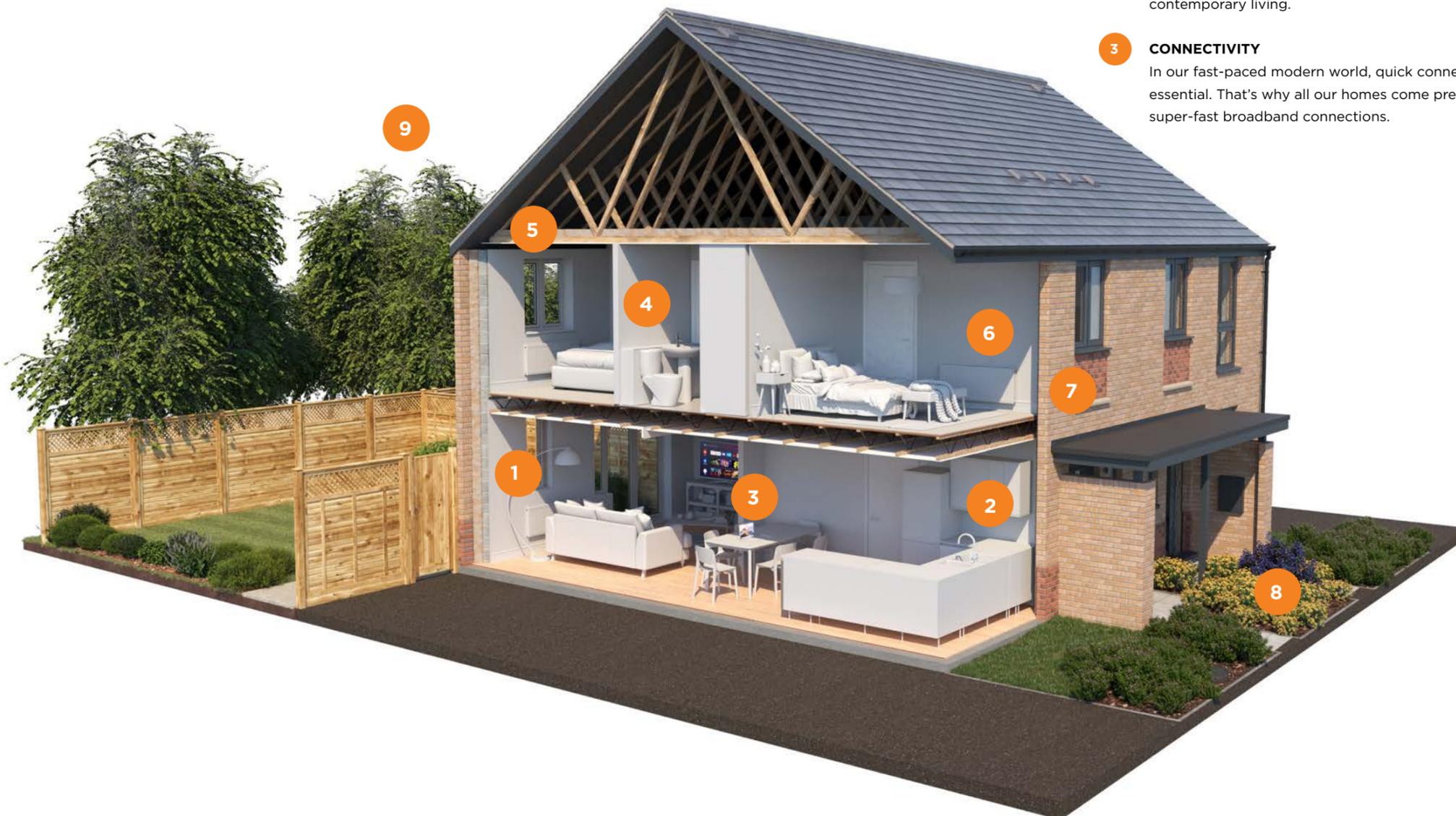
### BATHROOM & ENSUITES

- Modern white water saving sanitaryware from Roca
- Polished chrome mixer taps to bath and basins
- Chrome/glass shower door to cubicle (ensuite only)
- Shower screen to baths (bathrooms only)
- Partly ceramic tiled walls from Porcelanosa range with a choice of colours \*
- Amtico luxury vinyl flooring with choice of colours\*
- Ladder style chrome heated towel rail
- Inset chrome downlighters



# THE BENEFITS OF A NEW BUILD HOME

There are many benefits a new build home offers when compared to a second hand home. Based on our customer's feedback, here are nine of the most popular ones.



1

## BLANK CANVAS

A new build home offers the opportunity to express your creativity through personalised touches. Whether it's selecting paint colours, wallpaper, fixtures, or finishes, there's no need to deal with removing old wallpaper, carpets, or unwanted fixtures.

2

## MODERN CONVENIENCE

At Cardiff Living, every new home comes fully equipped with professionally designed Moores kitchens, including a range of appliances. What's more, our spacious family bathrooms feature high-end sanitaryware from Roca. These spaces are designed to meet the demands of contemporary living.

3

## CONNECTIVITY

In our fast-paced modern world, quick connectivity is essential. That's why all our homes come pre-wired for super-fast broadband connections.

4

## CUSTOMISATION

By reserving your Cardiff Living home early, you get the opportunity to choose your own fixtures and fittings. Whether it's selecting flooring materials, designing your kitchen, or choosing bathroom finishes.

5

## ENERGY EFFICIENCY

All the homes at Cardiff Living are constructed with the latest technologies and building materials, resulting in better energy efficiency and functionality. With improved insulation and ventilation, we prioritise environmental sustainability while reducing your energy costs.

6

## MINIMAL MAINTENANCE AND REPAIRS

Unlike older properties, new build homes are built to last with minimal upkeep required. As a Cardiff Living homeowner you can expect to spend less time and money on maintenance problems, allowing you to focus on enjoying your new home.

7

## WARRANTY PROTECTION

Our new build homes all come with a 10-year warranty that provides you with added protection and peace of mind. We also provide a 2-year After Sales Service to help with any queries or concerns that may arise along the way.

8

## COMMUNITY LIVING

At Cardiff Living, we take pride in creating environments that contribute to the growth and development of communities. That's why we place just as much emphasis on the green spaces around the community, creating a sense of belonging and providing opportunities for social interaction.

9

## HELPING YOU TO BUY

With our dedicated Financial Advisor, we can offer guidance on the different mortgage options available. Furthermore, our Mover Assist scheme can help with the sale of your current property, streamlining the transition to your new home. Additionally, we can discuss any available government incentives for purchasing new build homes, helping you make an informed decision on the purchase of your home.



# MAKING MOVING EASIER



Our Mover Assist Scheme can help you to move seamlessly into your brand-new, Cardiff Living Home. If you have your heart set on one of our new homes, but still need to sell your current property, we can help you to find the right buyer.

We'll reduce some of the costs and stress of selling your current home, giving you more time and money to spend on your new Cardiff Living Home.

Working with our partner agents, Allen & Harris, we will pay your estate agency fees\* and help you obtain a fast sale at the best possible price.

## THE SIX SIMPLE MOVER ASSIST STEPS TO SECURE YOUR CARDIFF LIVING HOME:



1. Select your perfect Cardiff Living home.



2. We ask our partner agent, Allen & Harris to provide a realistic market price for your home along with a "Cost of Moving" appointment to ensure all selling and buying costs for your home are explained to you.



3. Together we agree the asking price for your home and Allen & Harris prepare all the property details and website entries on their enhanced marketing package.



4. We follow-up on viewings of your home, and keep you fully updated along the way.



5. Once we find a buyer for your current home, you can then reserve your Cardiff Living home.



6. When you move into your new Cardiff Living home, we pay your estate agency's\* fees saving you thousands of pounds.

\*Allen & Harris fees are paid up to 1% to a maximum amount of £5,000, all fees are subject to vat at the prevailing rate. Fees are based the contracted price of your home and will be paid separately or deducted from your completion statement on the purchase on your Cardiff Living/Wates Home. Standard £500 reservation fee applied on your chosen Cardiff Living Home and is subject to their Terms and Conditions which can be requested up application. This offer is available on Cardiff Living Home outright sale scheme and not First Homes Cardiff. It is can also not be used in conjunction with other offers and is subject to availability and on selected plots only. Wates reserve the right to withdraw the scheme at any time. Cardiff Living will continue to market your chosen plot and has the right to sell this plot to any prospective purchaser who is in a position to proceed prior to you agreeing a sale on your property. In these circumstances, you will be contacted and offered a suitable replacement plot if available.



**MAPLE FIELDS: BALL ROAD, LLANRUMNEY, CARDIFF, CF3 4JH**

**FROM CARDIFF CITY CENTRE**

Leave Cardiff city centre heading east on Newport Rd/A4161. At the roundabout, take the 2nd exit onto Newport Rd/B4487. Travel up Rumney Hill, passed the shops and take a left after the traffic lights onto Llanrumney Avenue. Take the 4th turning left onto Ball Road. Proceed down the hill and the development can be found on the left hand side.

**TRAVELLING EAST**

Leave the M4 at Junction 28 and proceed along the A48 towards Newport/Casnewydd/Risca/Brynmaur/A467. Keep a slight left to stay on A48. At the roundabout, take the 2nd exit and stay on A48 again at the next roundabout, take the 2nd exit continuing on the A48. At the next roundabout, take the 2nd exit onto Newport Road/B4487. Proceed past Eastern Leisure centre up to the traffic lights. Take a right onto Llanrumney Avenue. Take the 4th turning left onto Ball Road. Proceed down the hill and the development can be found on the left hand side.

