



RHODFA'R BRENIN



KINGS DRIVE



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 1,700 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.





Images from Maple Fields Show Homes

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.



COMMITTED TO THE COMMUNITY

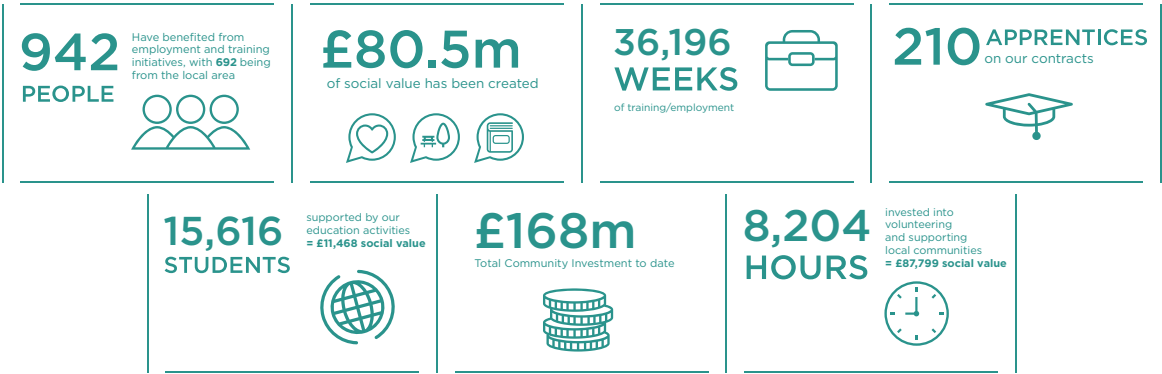
The Cardiff Living partnership is dedicated to delivering far more than high quality homes. We have committed to target our recruitment and training opportunities at the people living in the Cardiff communities in which we are developing.

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/



COMMUNITY INVESTMENT TO DATE



Figures correct as of February 2025

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 1,700 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 Maple Fields Show Homes



Building Quality Homes, Creating Thriving Communities

Nestled in the lively and family-friendly suburb of St Mellons, on the eastern edge of Cardiff, Kings Drive offers a selection of two, three, and four-bedroom homes. With options for private sale and Council rent, this development blends contemporary living with a rich historical backdrop.

St Mellons is popular with families and professionals for its green spaces, good schools, and strong transport links. Conveniently located between Cardiff city centre

and Newport, it's ideal for commuters and those seeking a balanced lifestyle.

At Cardiff Living, we're dedicated to crafting homes of exceptional quality and energy efficiency. But more importantly, we focus on creating vibrant communities where residents feel connected and take pride in where they live.



Computer generated image of Kings Drive



- Water-lily TWO BEDROOM SEMI-DETACHED HOUSE
- Daffodil TWO BEDROOM SEMI-DETACHED HOUSE
- Dahlia THREE BEDROOM SEMI-DETACHED HOUSE
- Hawthorn THREE BEDROOM SEMI-DETACHED / DETACHED HOUSE
- Honeysuckle FOUR BEDROOM DETACHED HOUSE
- Violet FOUR BEDROOM SEMI-DETACHED HOUSE
- Affordable Homes AFFORDABLE HOMES

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 February 2025.



RHODFA'R BRENIN
—
KINGS DRIVE

St Mellons is a vibrant suburb on the eastern edge of Cardiff, popular with families and professionals for its lush green spaces and good schools. With its proximity to the A48(M) and M4, it offers excellent transport links and easy access to Cardiff city centre and Newport, making it ideal for commuters.

The area derives its name from St Mellon, a 4th-century missionary and bishop whose legend has shaped the community’s identity for centuries. At its heart stands the historic St Mellons Parish Church, a remarkable 14th-century structure that continues to serve as a beacon of the area’s medieval past. The church’s stunning architecture and serene grounds offer a window into life in a bygone era.

In its early days, St Mellons was a small agricultural settlement, surrounded by picturesque farmland and woodlands. Its tranquil charm began to attract wealthier Cardiff residents in the 19th century, seeking an escape from the city’s hustle and bustle. A major turning point came in 1974 when St Mellons transitioned from being part of Monmouthshire to becoming a proud part of Cardiff. This milestone marked the beginning of its transformation into a vibrant residential hub, seamlessly blending its rich historical roots with modern conveniences.

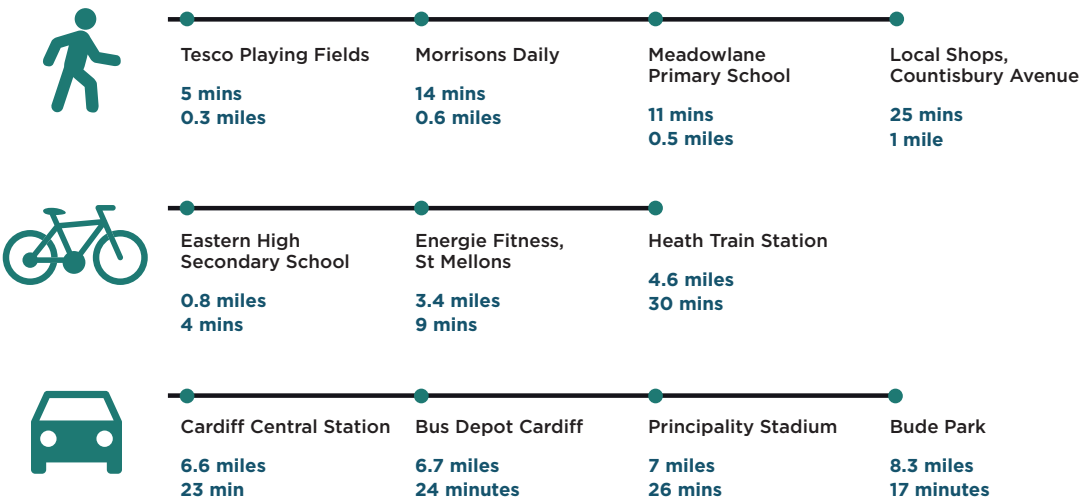


For shopping, St Mellons has a variety of local stores, convenience shops, and supermarkets, ensuring residents can easily access everyday essentials. The St Mellons District Centre hosts grocery stores, takeaways, and retail outlets. Larger shopping options, such as Tesco Extra and Newport Road Retail Park, are just a short drive away. For those seeking a broader retail experience, Cardiff city centre is within easy reach, boasting high-street brands, department stores, and boutique shops.

St Mellons also offers excellent leisure and fitness facilities. The Eastern Leisure Centre is a modern hub featuring swimming pools, a gym, fitness classes, and sports activities for all ages. Golf enthusiasts can enjoy the scenic St Mellons Golf Club, which boasts a beautiful 18-hole course and a welcoming clubhouse. Additionally, the area is surrounded by

lush green spaces, with Hendre Lake Park providing walking trails, fishing spots, and picnic areas for outdoor enthusiasts. When it comes to dining and socialising, St Mellons doesn’t disappoint. The suburb is home to a number of traditional pubs, a variety of cafes, takeaways, and eateries all catering to different tastes.

St Mellons offers more than just history—it provides a unique lifestyle where the past and present coexist. Whether you’re wandering the historic streets of Old St Mellons or enjoying the conveniences of modern developments, you’ll find a community that cherishes its roots while embracing the future.





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

- Moore's 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
- Range of integrated appliances including:
 - Stainless steel single oven and gas hob
 - Stainless steel and glass extractor hood
 - Fridge / freezer
 - Dishwasher **
- Amtico flooring with choice of colours*

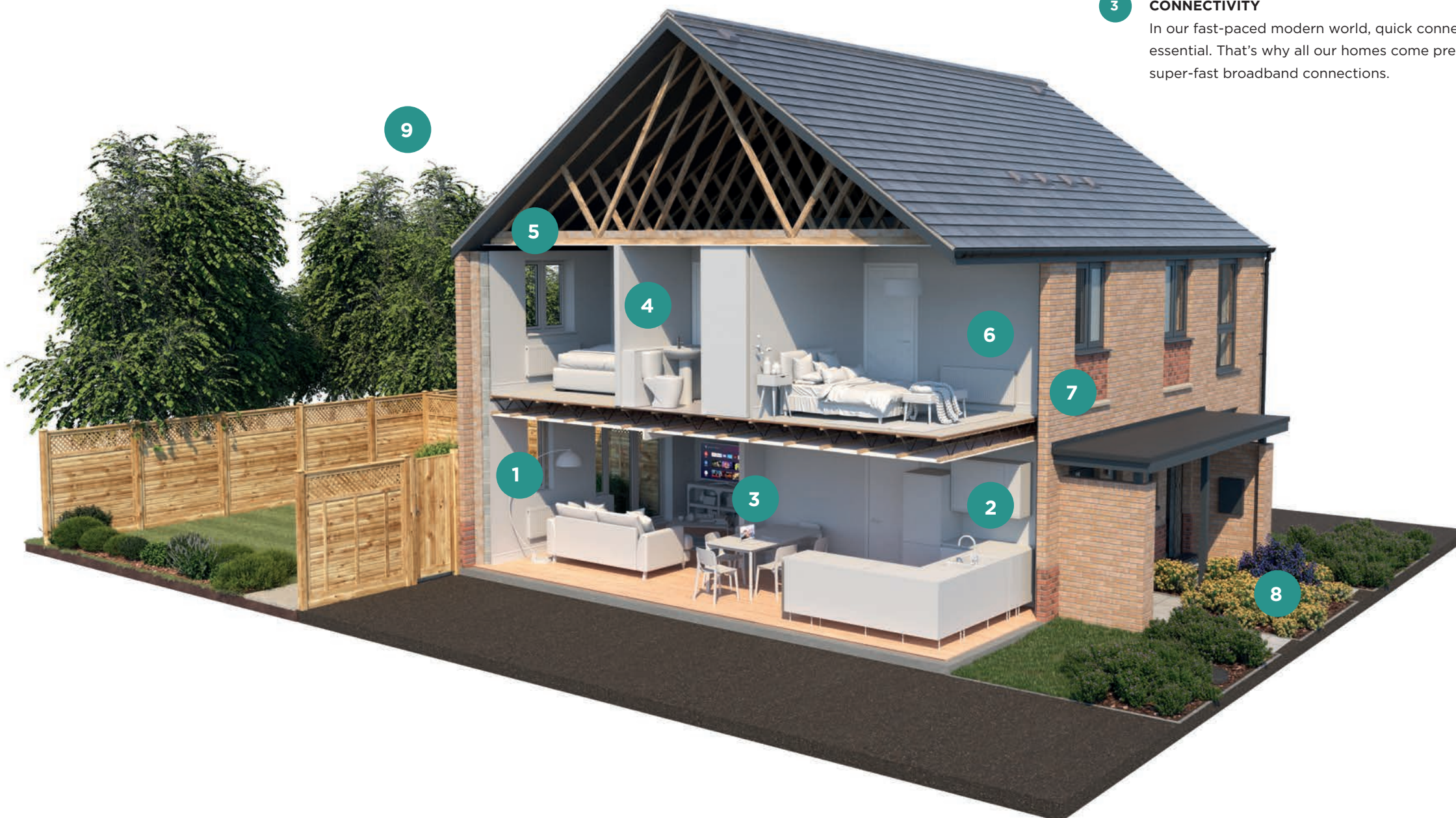
BATHROOM & ENSUITES

- 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

Once you've moved into your new build home you have the opportunity to express your creativity through personalised touches.

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 NHBC 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.

**KINGS DRIVE, WILLOWBROOK DRIVE,
ST MELLONS, CARDIFF, CF3 0PY**

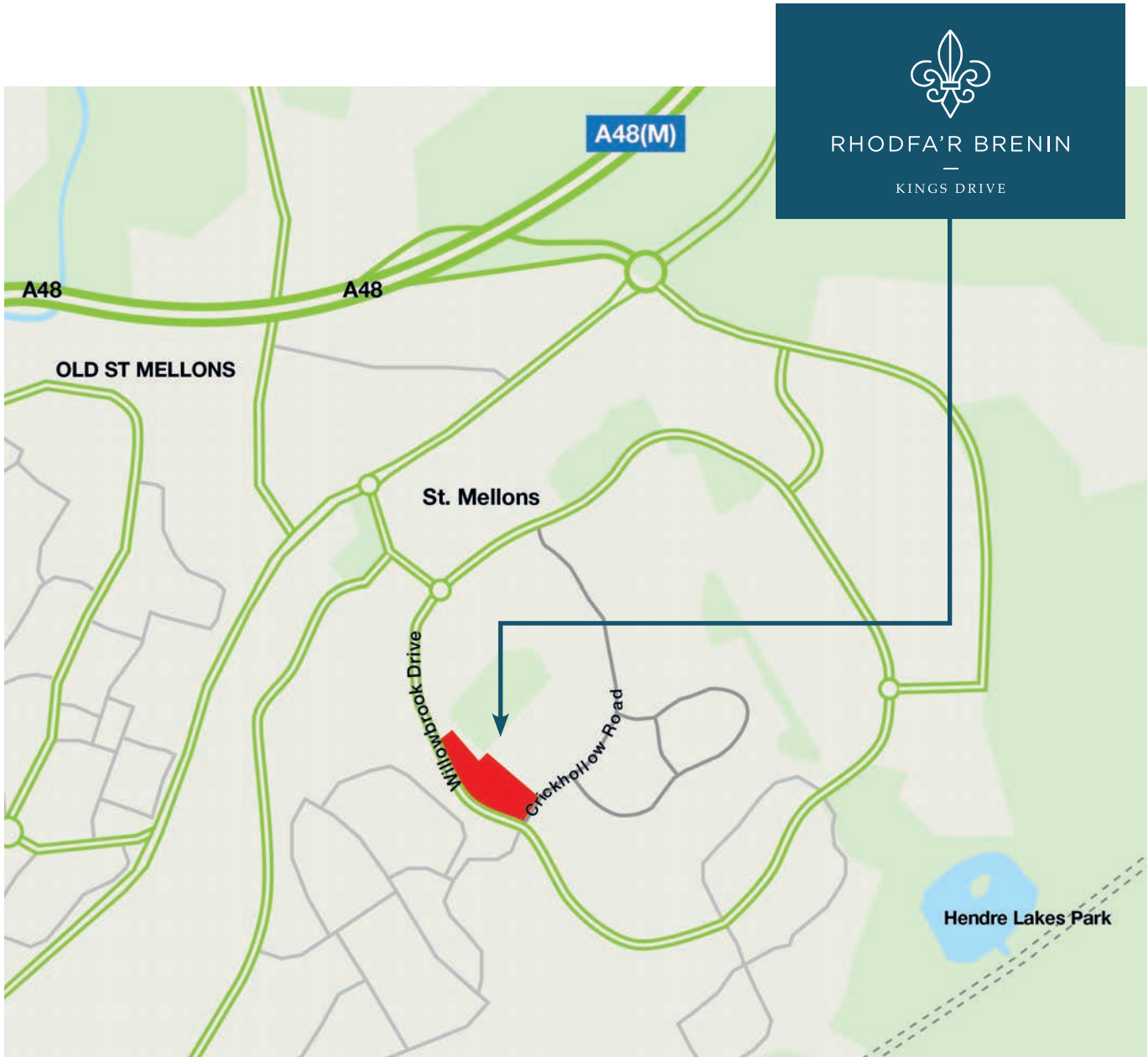


FROM CARDIFF CITY CENTRE

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, and through the shopping centre continuing along Newport Road to Old St Mellons. After you pass through Old St Mellons on the roundabout take the third exit onto Llaneirwg Way. At the next roundabout take the second exit on the roundabout and the development can be found left hand side of Willowbrook Drive.

TRAVELLING EAST

Leave the M4 at Junction 28 and proceed along the A48 towards Newport/Casnewydd/Risca/Brynmawr/A467. Slight left to stay on A48. At the roundabout, take the 2nd exit and stay on A48. At the roundabout, take the 2nd exit and stay on A48. At the roundabout, take the 2nd exit onto Newport Road/B4487 taking the first exit on the roundabout onto Llaneirwg Way. At the next roundabout take the second exit on the roundabout and the development can be found left hand side of Willowbrook Drive.



SALES AGENTS



allen & harris

0330 123 0008

cardiffliving.wales



Cartrefi Caerdydd
Cardiff Living

PROSIECT TAI
PARTNERIAETH
A PARTNERSHIP
HOUSING PROJECT



Wates
RESIDENTIAL