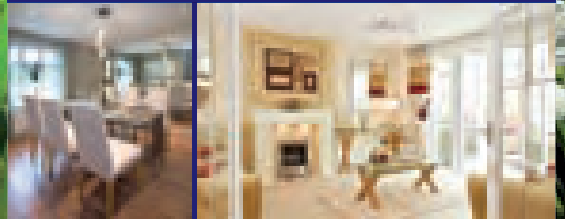
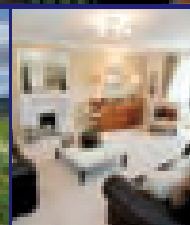
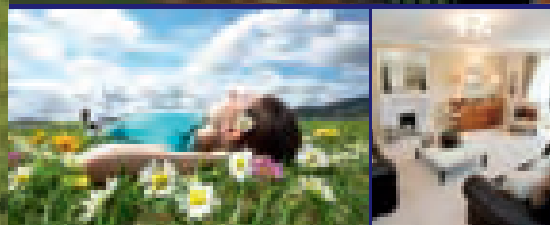
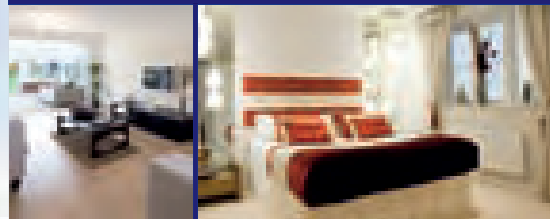


Pentref Newydd
at Parc Derwen, Coity



A collection
of 2, 3, 4 & 5
bedroom homes



Pentref Newydd at Parc Derwen, Coity

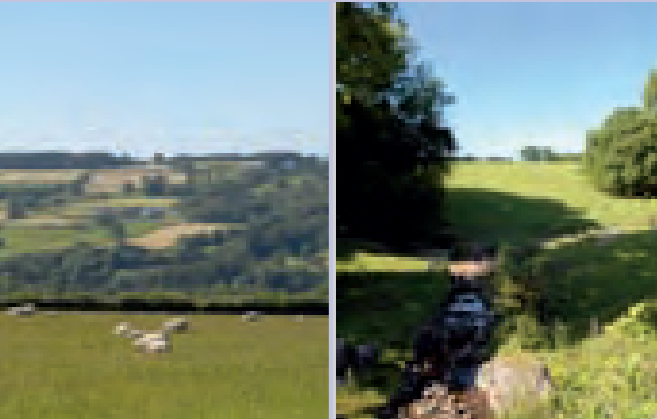
Pentref Newydd features a mix of detached and semi detached properties with the occasional short terrace. These are traditional brick homes with two or two and a half storeys, blending with ‘The Garden Village’ theme of Parc Derwen, a greenfield site on the outskirts of Bridgend, a vibrant and thriving town midway between Cardiff and Swansea.

Parc Derwen is a new development of houses, apartments and community amenities, including a school, community centre and local shops. Pentref Newydd forms a distinct part of Parc Derwen, designated as a ‘Garden Village’. Footpaths, cycleways and quiet roads link it to the village of Coity, on the outskirts of Bridgend.

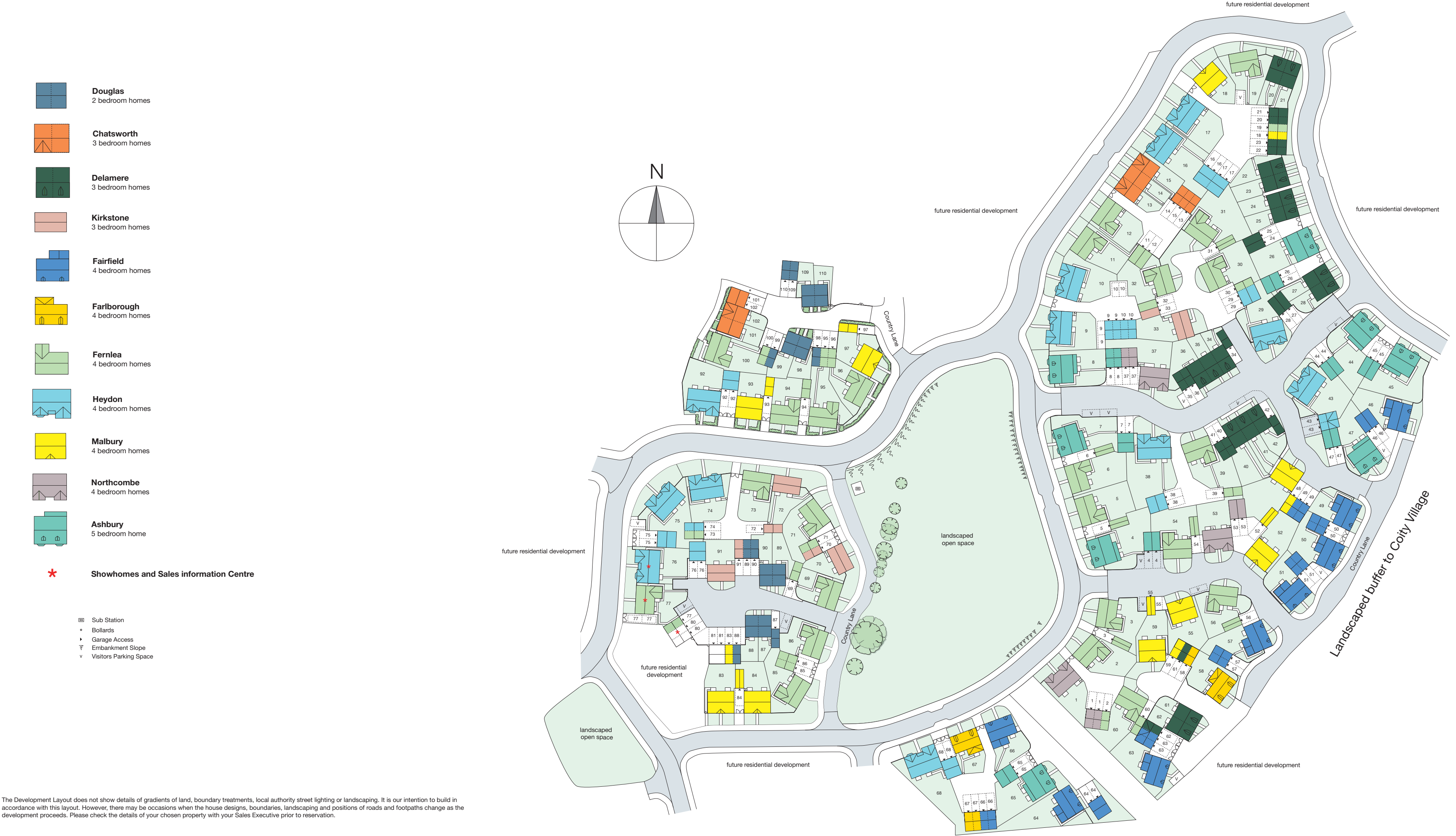
Bridgend is a bustling, lively place, with shops, pubs, restaurants, good local amenities and a station with direct services to Cardiff, London and Manchester. The surrounding South Wales countryside and nearby coastline is a delight to explore. The town has a good range of shops, including the popular McArthur Glen Designer Outlet, which features many big name stores. There is a wide choice of supermarkets, convenience stores and everything else you need for day to day living. There are good schools for all ages close at hand, including Coity Primary School. There is a selection of doctors, dentists and chemists nearby, while the region’s major hospital, the Princess of Wales Hospital, is just over half a mile away. For keeping fit, there are several leisure centres and health clubs in Bridgend.

Bridgend railway station offers direct services to Cardiff and Swansea and local stations, plus direct services to London (Paddington 2 hrs 32 mins). Pentref Newydd at Parc Derwen is close to the M4 (J36), and Cardiff Airport (12.7 miles) and Swansea Ferry Port (17 miles) are convenient when you’re travelling further afield.

Train times from National Rail Enquiries. Distances obtained from Google Maps.



- Douglas**
2 bedroom homes
- Chatsworth**
3 bedroom homes
- Delamere**
3 bedroom homes
- Kirkstone**
3 bedroom homes
- Fairfield**
4 bedroom homes
- Farlborough**
4 bedroom homes
- Fernlea**
4 bedroom homes
- Heydon**
4 bedroom homes
- Malbury**
4 bedroom homes
- Northcombe**
4 bedroom homes
- Ashbury**
5 bedroom home
- Showhomes and Sales information Centre**
- Sub Station
- Bollards
- Garage Access
- Embankment Slope
- Visitors Parking Space



The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation.

How to find us:

Leave the M4 at junction 36, and take the A4061 to Bridgend/Pen-y-bont/Maesteg/A4063. Once on the A4061, go straight across the first roundabout then, at the second roundabout, take the 1st exit and stay on the A4061. Continue along for just under half a mile, then at the roundabout take the 1st exit into Parc Derwen, where the development can be found approximately 300 yards further on.

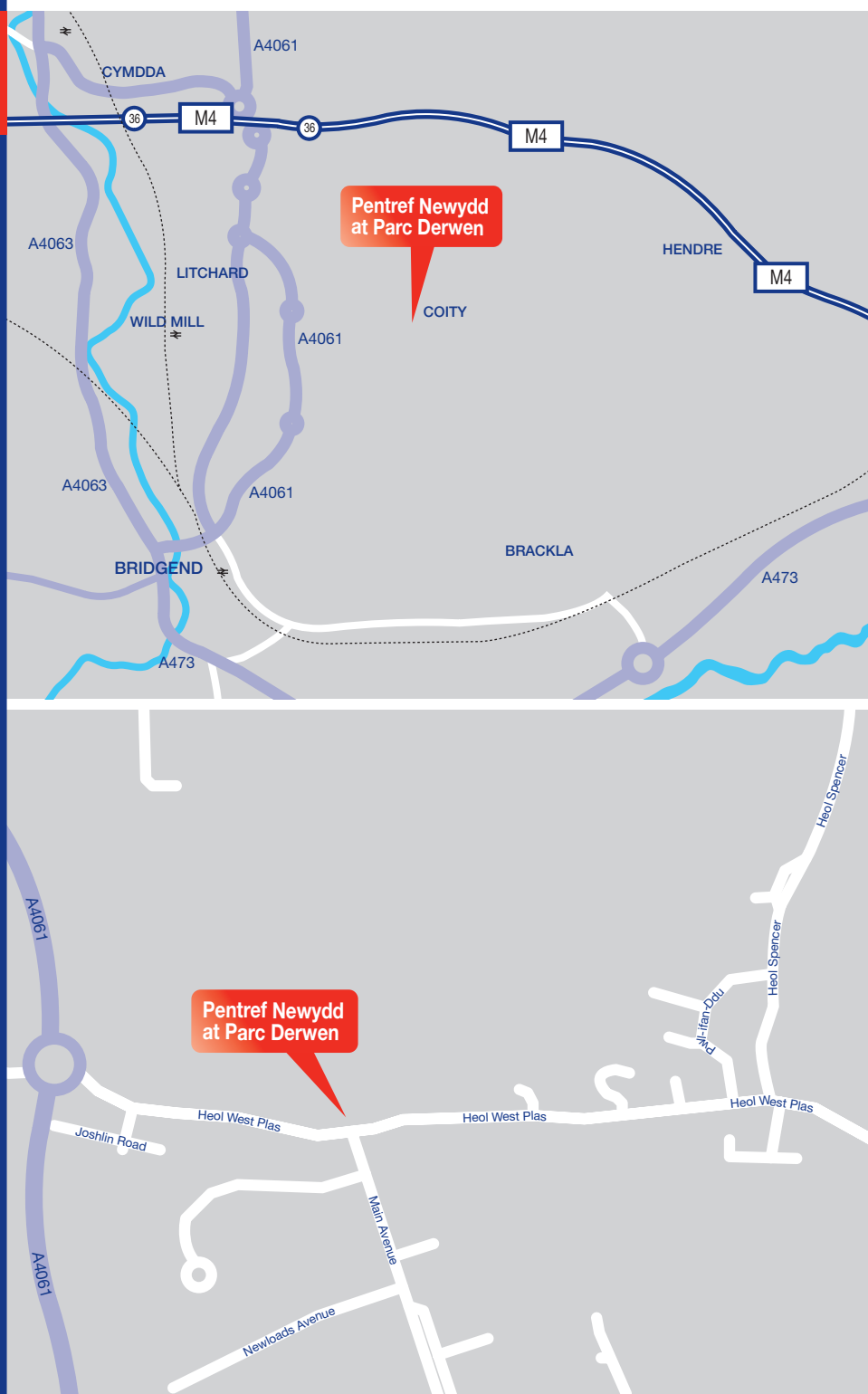
Pentref Newydd at Parc Derwen
off Heol West Plas
Coity, Bridgend CF35 6BA
0845 026 5622

Sales information centre
open daily 10am – 5pm
Sales hotline: 02920 534767

Taylor Wimpey South Wales
Building 2, Eastern Business Park
Wern Fawr Lane, St Mellions
Cardiff, South Glamorgan CF3 5EA

Regional Office: 02920 534700

taylorwimpey.co.uk/southwales



Maps not to scale.

Please note:

Additional homes on this development may be sold to a Housing Association or other investors at a later date

Information correct at time of going to print, in September 2010. Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are subject to change and should not be used when ordering floorcoverings or furnishings. Please ask the Sales Executive for up-to-date information when reserving your new home.



Key features

- Living room with French doors to garden
- Downstairs cloakroom
- En-suite to bedroom 1
- Separate kitchen
- Understairs cupboard

3 bedroom home

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taylorwimpey.co.uk

Chatsworth

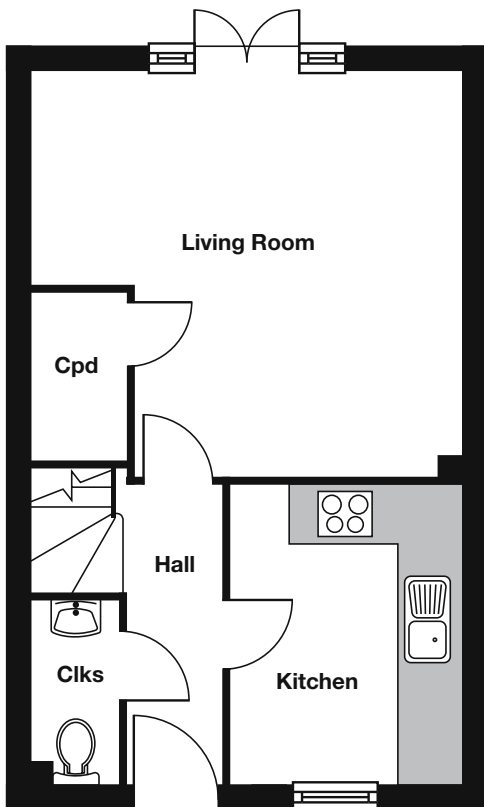
Ground Floor

Kitchen

3.18m x 2.43m 10'5" x 7'11"

Living Room (max.)

4.60m x 4.34m 15'1" x 14'2"



First Floor

Bedroom 1 (min.)

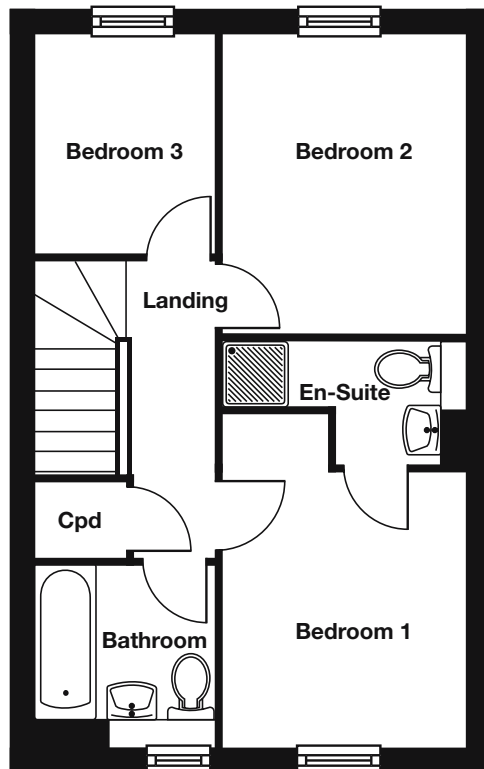
2.95m x 2.59m 9'8" x 8'5"

Bedroom 2

3.17m x 2.59m 10'4" x 8'5"

Bedroom 3

2.32m x 1.93m 7'7" x 6'3"



Please note

Some plots are handed versions of plans shown.
Please liaise with your Sales Executive for further details.

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. XTWSWA16/SEPTEMBER 2010



Key features

- Spacious living room with French doors to rear garden
- Downstairs cloakroom
- Family bathroom
- En-suite to bedroom 1
- Separate kitchen
- Understairs cupboard

3 bedroom home

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Delamere

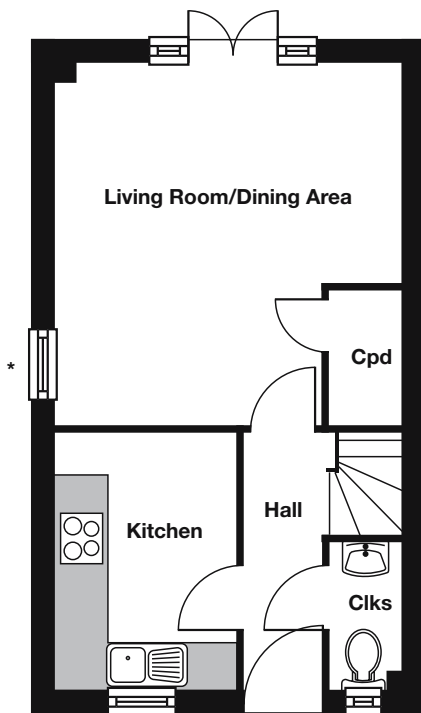
Ground Floor

Kitchen

3.40m x 2.34m 11'1" x 7'8"

Living Room/Dining Area (max.)

4.74m x 4.49m 15'6" x 14'8"



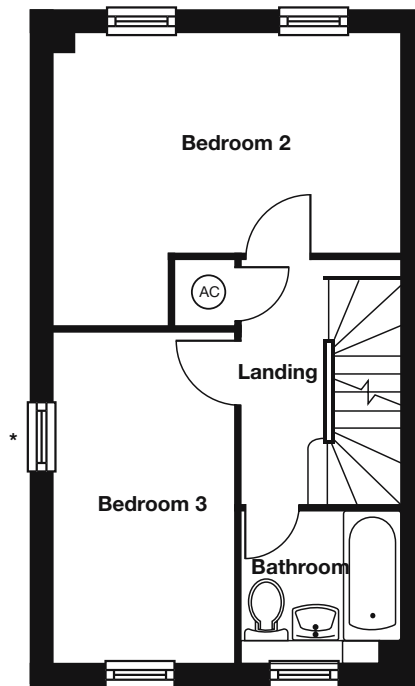
First Floor

Bedroom 2 (min.)

4.49m x 2.90m 14'8" x 9'6"

Bedroom 3

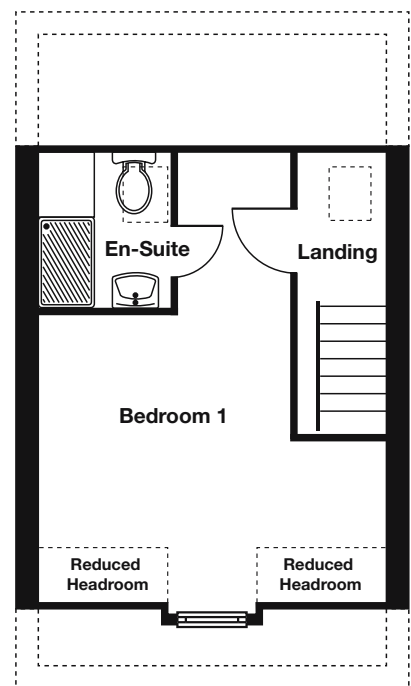
4.30m x 2.35m 14'1" x 7'8"



Second Floor

Bedroom 1 (max.)

5.93m x 4.49m 19'5" x 14'8"



Please note

*Window positions to end terraces plots only. Some plots are handed versions of plans shown. Please liaise with your Sales Executive for further details.

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Key features

- Kitchen with utility
- Separate dining room and living room
- En-suite and wardrobes to bedroom 1

4 bedroom home

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taylorwimpey.co.uk

Fernlea

Ground Floor

Kitchen (min.)

3.39m x 2.96m 11'1" x 9'8"

Living Room

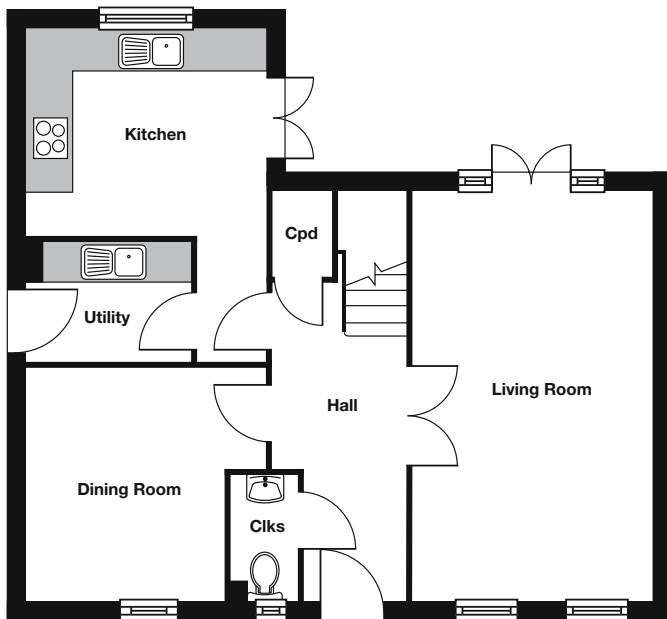
5.87m x 3.44m 19'3" x 11'3"

Dining Room (min.)

3.34m x 2.82m 10'11" x 9'3"

Utility

2.35m x 1.75m 7'8" x 5'8"



First Floor

Bedroom 1 (min. ex. robes)

3.39m x 3.11m 11'1" x 10'2"

Bedroom 2

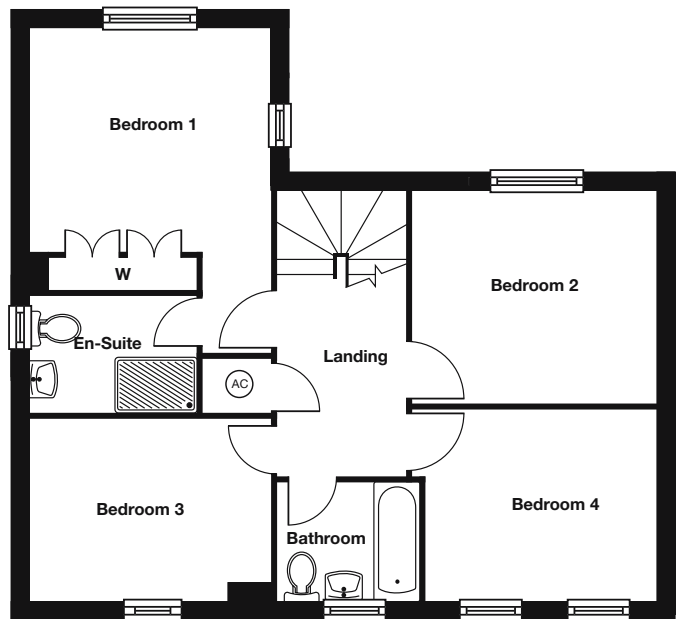
3.48m x 3.03m 11'5" x 9'11"

Bedroom 3

3.45m x 2.62m 11'3" x 8'7"

Bedroom 4

3.31m x 2.75m 10'10" x 9'0"



Please note

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All dimensions are + or - 50mm and floor plans are not shown to scale. XTWSWA16/SEPTEMBER 2010



Key features

- Spacious living room with French doors to rear garden
- Downstairs cloakroom
- Separate kitchen
- Store cupboard
- Family bathroom

2 bedroom home

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Douglas

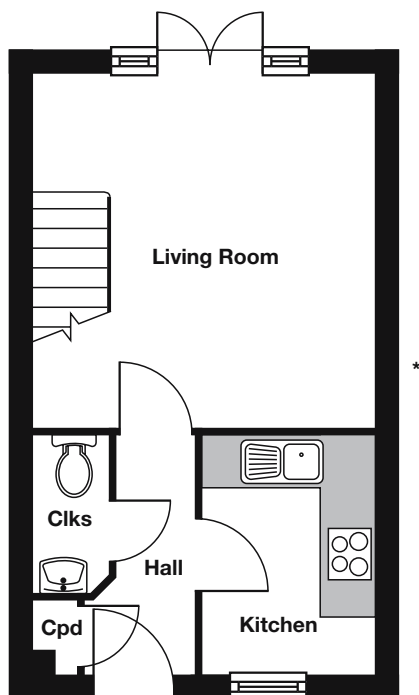
Ground Floor

Kitchen

2.72m x 1.97m 8'11" x 6'5"

Living Room (max.)

4.05m x 3.93m 13'3" x 12'10"



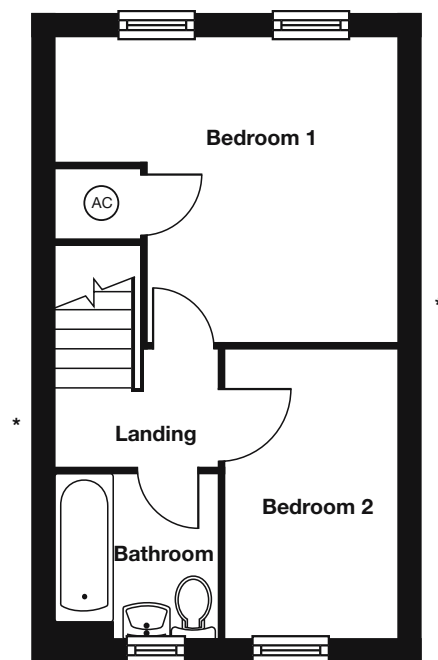
First Floor

Bedroom 1 (max.)

3.93m x 3.47m 12'10" x 11'4"

Bedroom 2

3.33m x 1.99m 10'11" x 6'6"



Please note

*Window positions to end terraces plots only. Some plots may be handed.
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Key features

- Kitchen/dining area with French doors to rear garden
- Spacious living room with bay window and French doors to rear garden
- Understairs cupboard
- Downstairs cloakroom
- En-suite to bedroom 1 and 2
- Family bathroom
- Wardrobes to bedroom 1
- Separate study room
- Separate utility room with doors to the rear garden

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4 bedroom home

taylorwimpey.co.uk

Heydon

Ground Floor

Kitchen/Dining Area

6.60m x 3.50m 21'7" x 11'5"

Living Room (excl. bay)

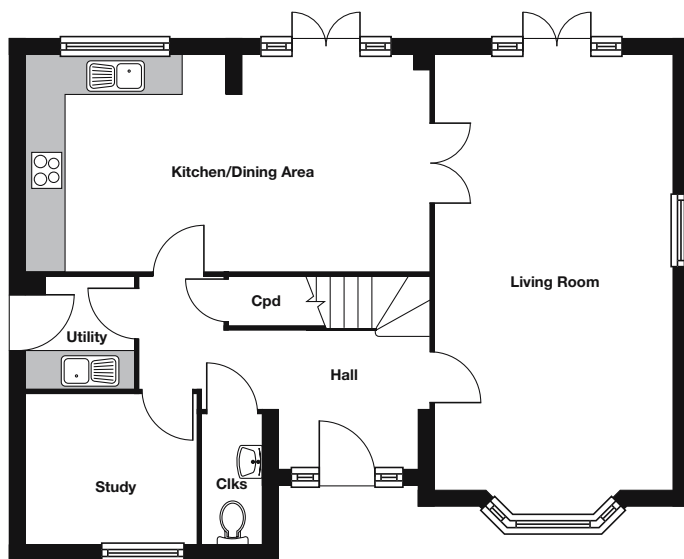
7.10m x 3.84m 23'3" x 12'7"

Study

2.78m x 2.44m 9'1" x 8'0"

Utility

1.83m x 1.74m 6'0" x 5'8"



First Floor

Bedroom 1 (max. inc. robes)

4.19m x 3.84m 13'8" x 12'7"

Bedroom 2

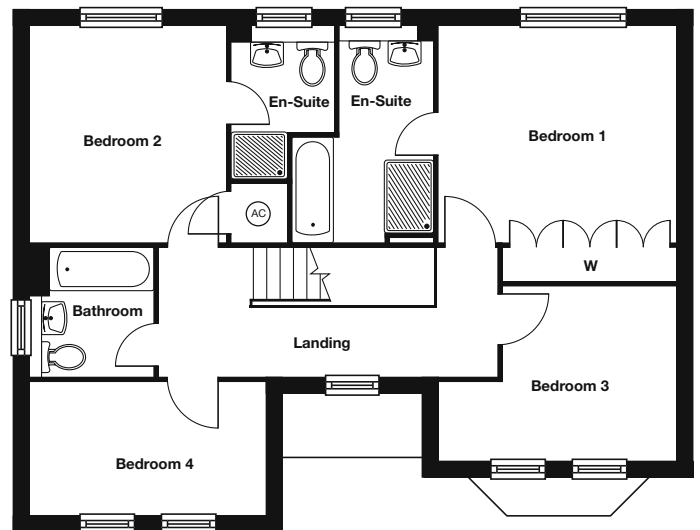
3.50m x 3.21m 11'5" x 10'6"

Bedroom 3 (max.)

3.84m x 2.83m 12'7" x 9'3"

Bedroom 4

3.84m x 2.17m 12'7" x 7'1"





Key features

- Living room with French doors to garden
- Separate dining room
- Downstairs cloakroom
- En-suite to bedroom 1
- Kitchen with doors to garden
- Store cupboard
- Family bathroom

3 bedroom home

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Kirkstone

Ground Floor

Kitchen (max.)

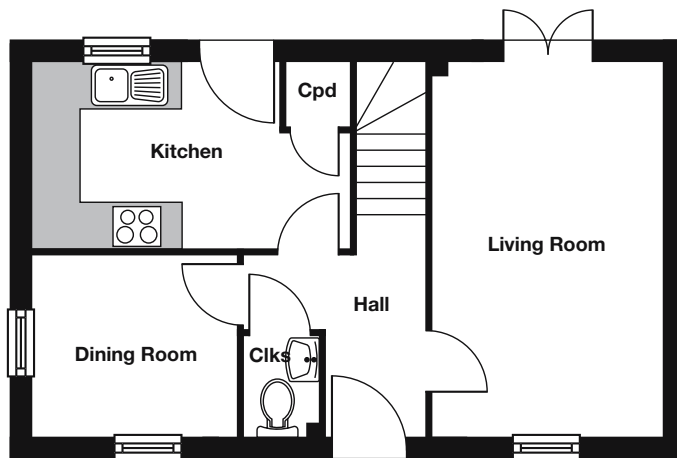
4.30m x 2.53m 14'1" x 8'3"

Living Room

5.08m x 3.10m 16'8" x 10'2"

Dining Room

2.79m x 2.40m 9'1" x 7'10"



First Floor

Bedroom 1

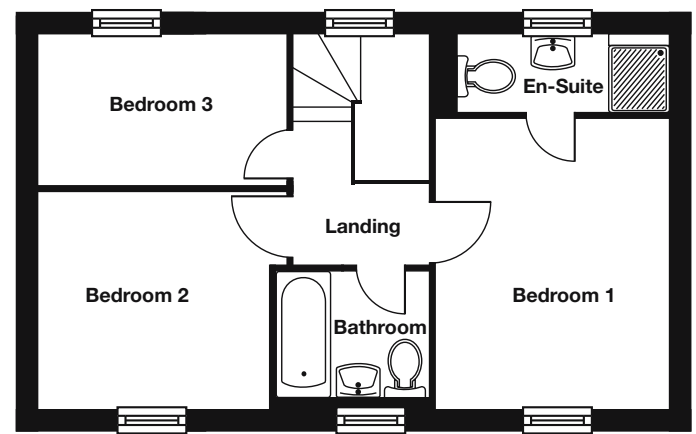
3.97m x 3.16m 13'0" x 10'4"

Bedroom 2 (min.)

3.13m x 2.96m 10'3" x 9'8"

Bedroom 3

3.35m x 2.03m 10'11" x 6'7"



Please note

Some plots are handed versions of plans shown.
Please liaise with your Sales Executive for further details.

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. XTWSWA16/SEPTEMBER 2010

Malbury



Key features

- Kitchen with French doors to rear garden
- Spacious living room with French doors to rear garden
- Separate utility and separate study
- Downstairs cloakroom
- En-suite and wardrobes to bedroom 1
- Separate dining room

4 bedroom home

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taylorwimpey.co.uk

Malbury

Ground Floor

Kitchen

3.98m x 2.85m 13'0" x 9'4"

Living Room

4.61m x 3.35m 15'1" x 10'11"

Dining Room

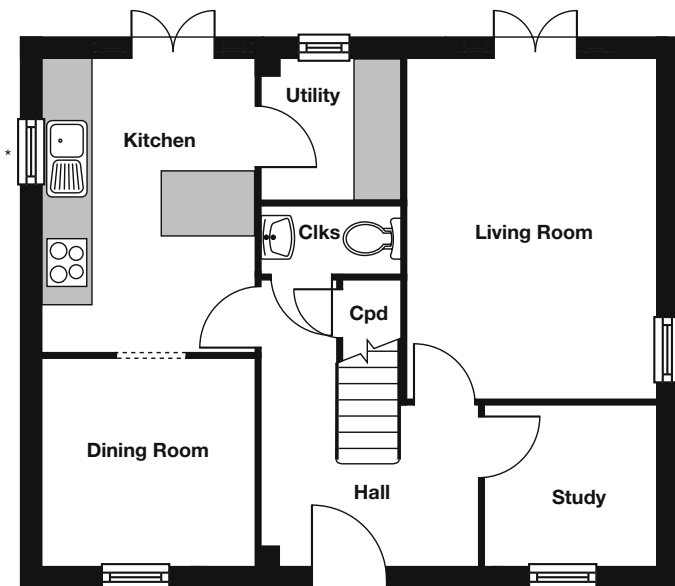
2.85m x 2.81m 9'4" x 9'2"

Study

2.31m x 2.18m 7'6" x 7'1"

Utility

1.84m x 1.85m 6'0" x 6'0"



First floor

Bedroom 1 (ex. robes)

3.46m x 3.41m 11'4" x 11'2"

Bedroom 2 (max.)

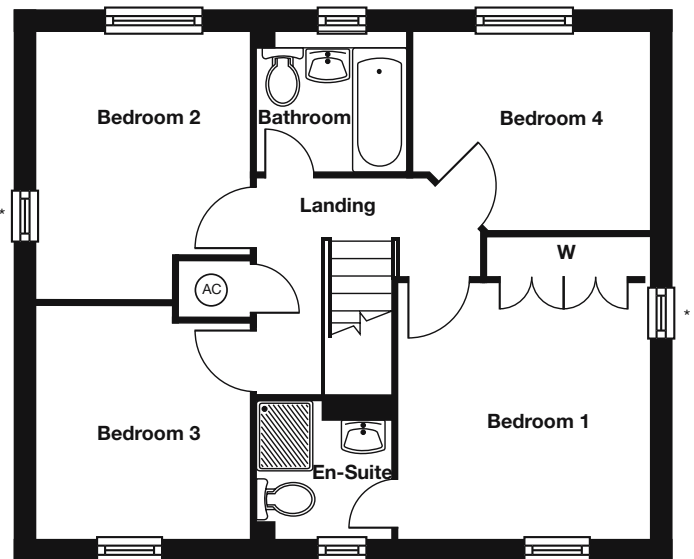
3.62m x 2.90m 11'10" x 9'6"

Bedroom 3 (max.)

3.17m x 2.90m 10'4" x 9'6"

Bedroom 4

3.19m x 2.69m 10'5" x 8'9"



Please note

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All dimensions are + or - 50mm and floor plans are not shown to scale. XTWSWA16/SEPTEMBER 2010



Key features

- Kitchen/dining area with French doors to rear garden
- Second living room
- Downstairs cloakroom
- Family bathroom
- En-suite and fitted wardrobes to bedroom 1
- En-suite to Bedroom 2
- Separate utility room with door to garden
- Separate study
- Understairs cupboard

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4 bedroom home

taylorwimpey.co.uk

Fairfield

Ground Floor

Kitchen/Dining Area (max.)

5.19m x 3.10m 17'0" x 10'2"

Living Room 1

5.86m x 3.41m 19'2" x 11'2"

Living Room 2 (min.)

3.32m x 2.72m 10'10" x 8'11"

First Floor

Bedroom 1

4.06m x 3.41m 13'3" x 11'2"

Bedroom 2

3.83m x 3.19m 12'6" x 10'5"

Study

2.30m x 2.10m 7'6" x 6'10"

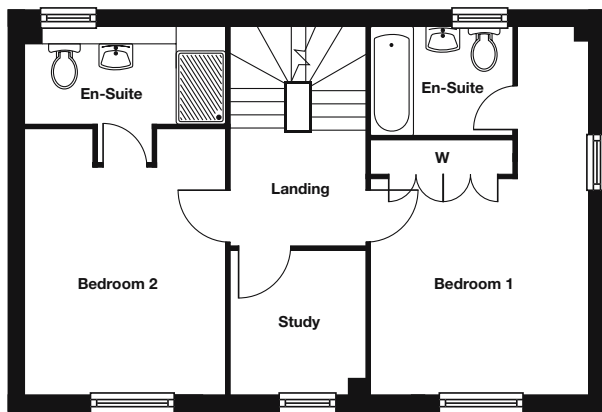
Second Floor

Bedroom 3

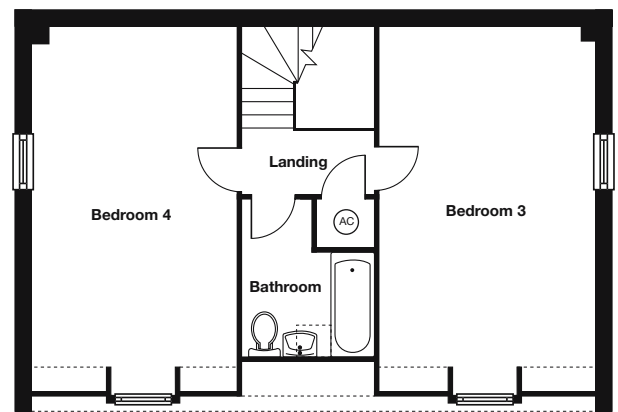
5.80m x 3.40m 19'0" x 11'1"

Bedroom 4

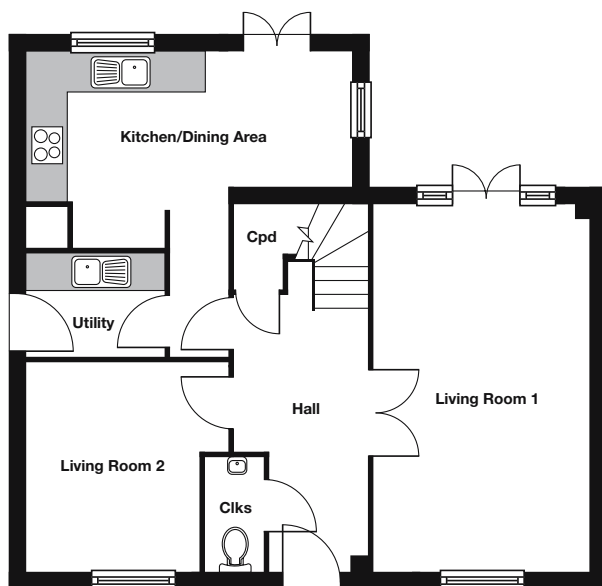
5.80m x 3.18m 19'0" x 10'5"



First Floor



Second Floor



Ground Floor



Key features

- Kitchen/dining area with French doors to rear garden
- Spacious living room with bay window
- Second living room with French doors to rear garden
- Separate utility with door to rear garden
- Downstairs cloakroom
- 2 family bathrooms
- En-suite and wardrobes to bedroom 1
- Separate study with bay window
- Understairs cupboard

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5 bedroom home

taylorwimpey.co.uk

Ashbury

Ground Floor

Kitchen/Dining Area (max.)

5.82m x 4.63m 19'2" x 15'2"

Living Room 1 (ex. bay)

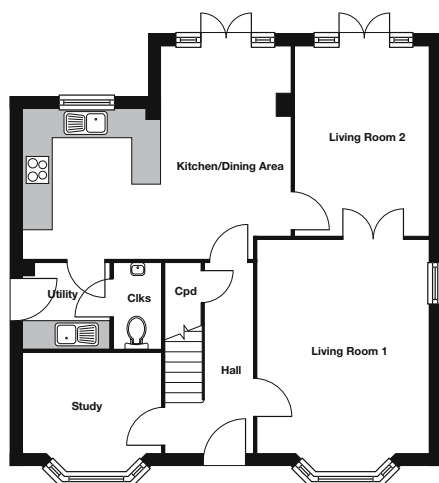
4.64m x 3.73m 15'3" x 12'3"

Living Room 2

4.11m x 2.94m 13'6" x 9'8"

Study (ex. bay)

3.00m x 2.18m 9'10" x 7'2"



First Floor

Bedroom 1 (inc. robes)

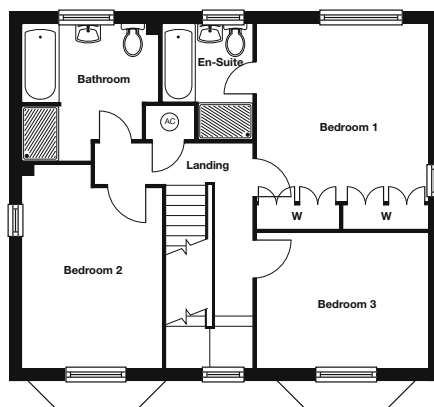
4.53m x 3.79m 14'10" x 12'5"

Bedroom 2 (max.)

4.46m x 3.00m 14'8" x 9'10"

Bedroom 3

3.79m x 2.94m 12'5" x 9'8"



Second Floor

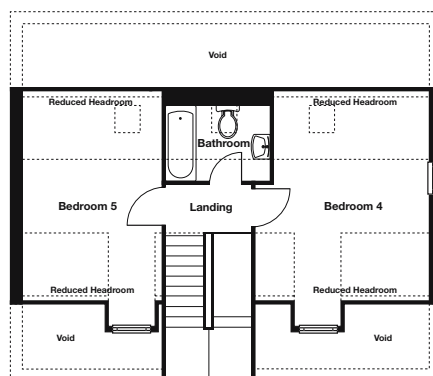
Bedroom 4

(max. ex. dormer up to 1.5m headroom)

4.38m x 3.79m 14'5" x 12'5"

Bedroom 5 (ex. dormer)

4.38m x 3.06m 14'5" x 10'0"





Key features

- Kitchen with French doors to rear garden
- Spacious living room with French doors to rear garden
- Second living room
- Downstairs cloakroom
- En-suite to bedroom 1
- Family bathroom
- Separate utility
- Understairs cupboard

4 bedroom home

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Northcombe

Ground Floor

Kitchen (max.)

4.14m x 3.84m 13'7" x 12'7"

Utility

1.83m x 1.61m 6'0" x 5'3"

Living Room 1 (min.)

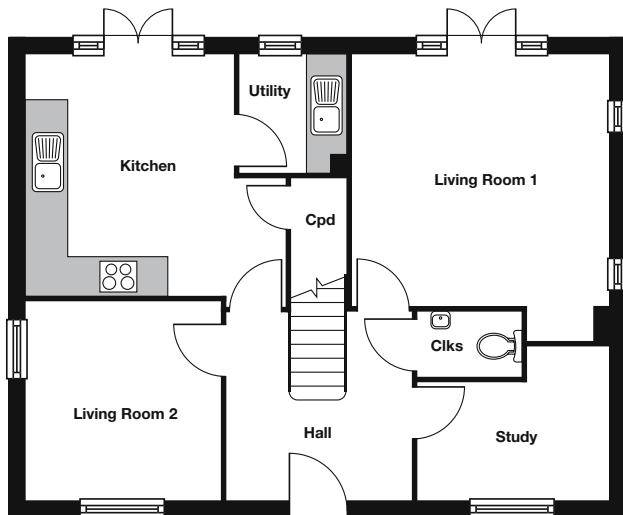
4.10m x 3.99m 13'6" x 13'1"

Living Room 2

3.11m x 3.05m 10'2" x 10'0"

Study (max.)

3.05m x 2.46m 10'0" x 8'0"



First Floor

Bedroom 1 (inc. robes)

4.05m x 3.33m 13'3" x 10'11"

Bedroom 2 (min.)

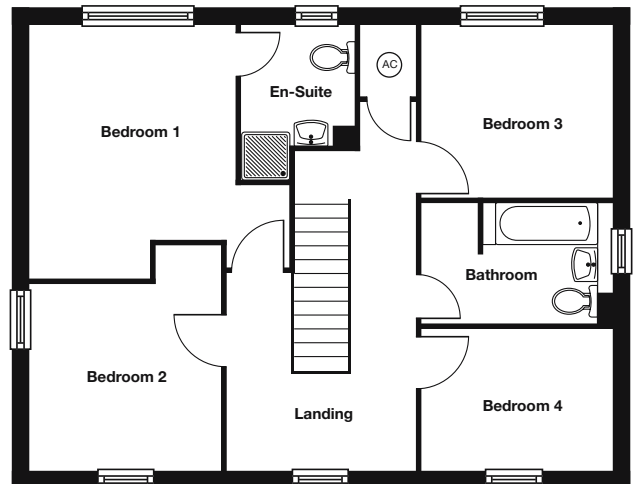
3.05m x 2.97m 10'0" x 9'8"

Bedroom 3

3.05m x 2.73m 10'0" x 8'11"

Bedroom 4

3.05m x 2.30m 10'0" x 7'6"





Key features

- Spacious living room with French doors to rear garden
- Separate utility room with door to rear garden
- Downstairs cloakroom
- En-suite to bedrooms 1 & 2
- Kitchen/dining room
- Understairs cupboard
- Family bathroom

4 bedroom home

The computer generated image (CGI) has been created 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 CGI shows a typical Taylor Wimpey home of this type, but there may be variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Homes may also be built handed (mirror image). Please enquire for further details.

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Farlborough

Ground Floor

Kitchen/Dining Area

7.33m x 2.97m 24'0" x 9'8"

Utility

1.79m x 1.68m 5'10" x 5'6"

Living Room

5.19m x 3.42m 17'0" x 11'2"

First Floor

Bedroom 1 (inc. robes)

5.19m x 3.42m 17'0" x 11'2"

Bedroom 2 (ex. robes)

3.85m x 2.97m 12'7" x 9'8"

Second Floor

Bedroom 3

4.39m x 3.42m 14'4" x 11'2"

Bedroom 4

4.39m x 2.97m 14'4" x 9'8"

