

**Taylor
Wimpey**

Find your way around

MAES BRYCHIAD

SEBASTOPOL | TORFAEN

Get to know
MAES BRYCHIAD

SEBASTOPOL | TORFAEN

This stunning collection of two, three, four and five bedroom homes, part of Taylor Wimpey's Edlogan Wharf, is located close to the beautiful Monmouthshire and Brecon Canal, in the countryside north of the bustling town of Cwmbran.

4 BEDROOM HOMES

 **The Eskdale**
 4 bedroom home
Plots: 3, 5, 7 & 14

 **The Kentdale**
 4 bedroom home
Plot: 36









 **The Langdale**
 4 bedroom home
Plot: 15

 **The Shelford**
 4 bedroom home
Plots: 6 & 38

 **The Whitford**
 4 bedroom home
Plots: 1, 2 & 35

2 BEDROOM HOMES

 **The Dovedale**
 2 bedroom home
Plots: 4 & 37

-  Bin Storage Area
-  Cycle Storage Area
-  Sub Station
-  Garage Access
-  Drive Through/Car Port Access
-  Embankment Slope
-  Visitor Parking Space
-  Bollards

*ah/r *These plots may be subject to change. Please ask our Sales Executive for details.



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. 69338 TWSW MARCH 69938.

MAES BRYCHIAD

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FROM THE M4 (J25A)

- Take the A4042 exit to Newport/Casnewydd/Cwmbran A4042 and continue on A4042
- At the next roundabout, take the second exit and stay on A4042. At the next roundabout, take the third exit onto Turnpike Rd/A4042
- At the roundabout, take the second exit onto Croesyceiliog Bypass/A4042
- At the next roundabout, take the second exit onto A4042
- At the next roundabout, take the first exit onto A4051
- At the roundabout, take the second exit onto A4051
- At the next roundabout, take the second exit and the development will be on your right



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THE WHITFORD

4 BEDROOM HOME



Images may include optional upgrades at additional cost. This image 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). Please ask for further details.

THE WHITFORD

Traditionally designed and with a spacious interior, the four bedroom Whitford makes the ideal family home. An entrance hallway leads to a living room and open plan kitchen/dining room, each with French doors out to the garden. A study and guest cloakroom complete the ground floor. Upstairs, bedroom one with an en suite is found off the landing along with two double bedrooms, a fourth bedroom and main bathroom.

GROUND FLOOR



Kitchen/Dining Area	6.76m x 2.85m	22'2" x 9'4"
Lounge	4.57m x 3.35m	15'0" x 11'0"
Study	2.31m x 2.19m	7'7" x 7'2"
Utility Room	2.00m x 1.57m	6'7" x 5'2"

FIRST FLOOR



Bedroom 1 (max.)	4.16m x 3.41m	13'8" x 11'2"
Bedroom 2 (max.)	3.69m x 2.91m	12'1" x 9'7"
Bedroom 3 (max.)	3.07m x 2.91m	10'1" x 9'7"
Bedroom 4 (max.)	3.16m x 2.60m	10'5" x 8'6"



* 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. 67305 TWNY MARCH 2022.

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THE ESKDALE

4 BEDROOM HOME



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THE ESKDALE

There's a wealth of space to cater for family lifestyles in the four bedroom Eskdale. Downstairs, a large kitchen/dining room with utility area provides access to outside, while a spacious living room has French doors out to the garden. A guest cloakroom and storage closet complete the ground floor.

Upstairs are three double bedrooms, including bedroom one with en suite, plus an additional bedroom and main bathroom.

GROUND FLOOR



Kitchen/Dining Area (max.)	6.02m x 3.58m	19'10" x 11'9"
Lounge	6.02m x 3.46m	19'9" x 11'4"

FIRST FLOOR



Bedroom 1 (max.)	3.52m x 3.40m	11'7" x 11'2"
Bedroom 2 (max.)	3.64m x 2.99m	11'11" x 9'10"
Bedroom 3 (max.)	3.05m x 2.95m	10'0" x 9'8"
Bedroom 4 (max.)	3.10m x 2.54m	10'2" x 8'4"



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THE DOVEDALE

2 BEDROOM HOME



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THE DOVEDALE

With an open plan living area and 2 bedrooms, The Dovedale lets you make the most of contemporary living. The open plan kitchen/living room is perfect for entertaining, day to day living or simply just relaxing. The main bedroom is a double and both bedrooms are served by the main bathroom.

GROUND FLOOR



FIRST FLOOR



Kitchen/Lounge/ Dining Area	5.35m x 3.81m	17'7" x 12'6"
Bedroom 1 (max.)	3.84m x 3.21m	12'7" x 10'6"
Bedroom 2 (min.)	3.25m x 2.50m	10'8" x 8'2"



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THE SHELFORD

4 BEDROOM HOME



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THE SHELFORD

The Shelford is a traditional four bedroom family home, offering plenty of space for daily life. The hallway leads to a spacious kitchen/dining room with French doors to the garden, while a living room and separate study are found at the front of the property, as well as a guest cloakroom. Bedroom one with an en suite and three further double bedrooms are found upstairs, along with a family bathroom.

GROUND FLOOR



Kitchen/Dining			
Area (max.)	8.10m x 3.24m	26'7" x 10'8"	
Lounge			
(excl. bay window)	4.74m x 3.88m	15'7" x 12'9"	
Study	2.64m x 2.10m	8'8" x 6'11"	

FIRST FLOOR



Bedroom 1 (max.)	3.88m x 3.77m	12'9" x 12'4"
Bedroom 2 (max.)	4.22m x 3.08m	13'10" x 10'1"
Bedroom 3 (max.)	3.44m x 3.10m	11'3" x 10'12"
Bedroom 4 (max.)	3.89m x 2.75m	12'9" x 9'0"



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THE LANGDALE

4 BEDROOM HOME



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THE LANGDALE

The four bedroom Langdale has been designed to offer extra space for growing families. A dual aspect living room and spacious kitchen/breakfast/family room both open through French doors to the garden. A separate dining room, useful guest cloakroom and a storage cupboard complete the ground floor layout. Bedroom one with an en suite is found on the first floor, along with three further double bedrooms and a family bathroom.



GROUND FLOOR

Kitchen/Breakfast/ Family Area	6.82m x 3.44m	22'5" x 11'3"
Lounge	4.56m x 4.50m	15'0" x 14'9"
Dining Room (excl. bay window)	3.41m x 3.05m	11'2" x 10'0"



FIRST FLOOR

Bedroom 1 (max.)	6.07m x 3.44m	19'11" x 11'3"
Bedroom 2 (min.)	4.56m x 3.08m	15'0" x 10'1"
Bedroom 3 (max.)	3.05m x 2.94m	10'0" x 9'8"
Bedroom 4 (max. excl. cupboard)	3.48m x 2.68m	11'5" x 8'10"



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THE KENTDALE

4 BEDROOM HOME



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THE KENTDALE

The four bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/dining room complete with utility area forms the hub of the house, while a dual aspect living room opens through French doors to the garden, and a cloakroom is found by the entrance. Upstairs, bedroom one with an en suite can be found alongside two further double bedrooms, a fourth bedroom and a family bathroom.

GROUND FLOOR



Kitchen/Dining Area (max.)	6.02m x 3.58m	19'9" x 11'9"
Lounge (excl. bay window)	6.02m x 3.46m	19'9" x 11'4"

FIRST FLOOR



Bedroom 1 (max.)	3.52m x 3.40m	11'7" x 11'2"
Bedroom 2 (max.)	3.64m x 2.99m	11'11" x 9'10"
Bedroom 3 (max.)	3.05m x 2.95m	10'0" x 9'8"
Bedroom 4 (max.)	3.10m x 2.54m	10'2" x 8'4"



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MAES BRYCHIAD. A VERY SPECIAL PLACE TO BE

A warm welcome to Maes Brychiad.

This stunning collection of 2 & 4 bedroom homes
is located close to the beautiful Monmouthshire and Brecon Canal,
in the countryside north of the bustling town of Cwmbran.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

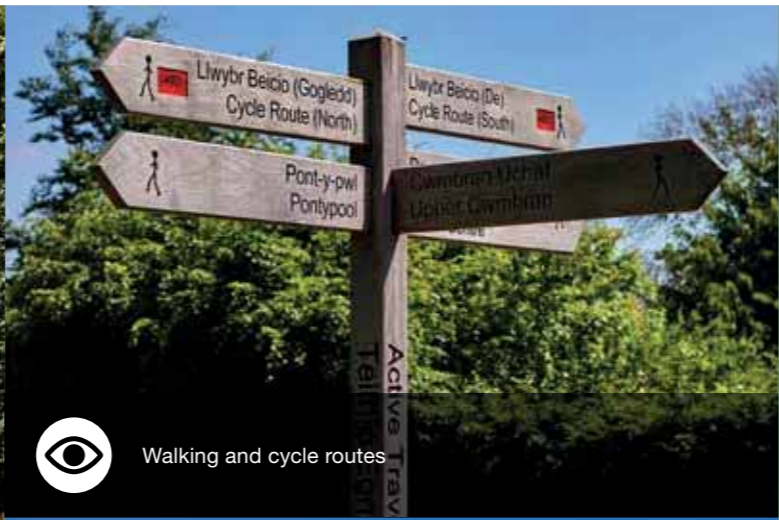
So, come on in... and make yourself at home.





LIFE IN CWMBRAN

Situated in the green valley of the Afon Llwyd, Maes Brychiad is perfectly positioned to enjoy the stunning landscapes of the Torfaen countryside as well as good transport links into town. The Afon Llwyd trail runs past the village, winding alongside the canal and former railway line through the valley communities. This 16-mile traffic free route is ideal for families and perfect for cycling and walking. The shops and amenities of Pontnewydd are just a few minutes walk away, whilst Cwmbran Shopping Centre with its 170 stores, including supermarkets and restaurants, is a short drive from home.



Walking and cycle routes



Pontnewydd Golf Club



Llandegfedd Reservoir

THE PERFECT PLACE TO BE

With the beautiful landscapes of the Brecon Beacons on your doorstep and just a few miles drive to the historic city of Newport, Cwmbran is the ideal place to settle down. Commuting to work is simple by both road and rail, with the A4042 trunk road passing by Maes Brychiad, and Cwmbran railway station just 5 minutes drive away.

TRAVELLING BY CAR



Maps shown are not to scale. Distances and directions are taken from google.co.uk/maps



Torfaen Leisure Recreation Area



Cwmbran Shopping Centre



National Cycle Network



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



FROM LOOKING ROUND TO MOVING IN...

