

**Taylor
Wimpey**

Find your way around

COED ISSA

BRYMBO | WALES



Get to know
COED ISSA

BRYMBO | WALES





Here you'll find a charming collection of three and four-bedroom homes in the popular village of Brymbo, on the outskirts of Wrexham town centre.



4 BEDROOM HOMES

-  **The Coltham**
 4 bedroom home
Plots: 8, 15, 16, 27, 31, 44, 48, 62, 67 & 70
-  **The Lydford**
 4 bedroom home
Plots: 1, 6, 7, 30, 32, 35, 38, 39, 47, 51, 56, 57, 59, 64-66, 68 & 69

3 BEDROOM HOMES

-  **The Amersham**
 3 bedroom home
Plots: 17, 18, 36, 37 & 58
-  **The Braxton**
 3 bedroom home
Plots: 2, 3, 11-14, 21-24 & 40-43
-  **The Easedale**
 3 bedroom home
Plots: 4, 5, 28, 53, 60 & 63
-  **The Gosford**
 3 bedroom home
Plots: 9, 10, 19, 20, 25, 26, 29, 33, 34, 45, 46, 49, 50, 52, 54, 55 & 61

▶ = Internal garage
 SP = Sales parking
 PS = Pumping station

Come in and take a look around

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. TWNW 67455 / January 2022.

COED ISSA

Heritage Way
 Brymbo
 LL11 5SW

CONTACT US ON

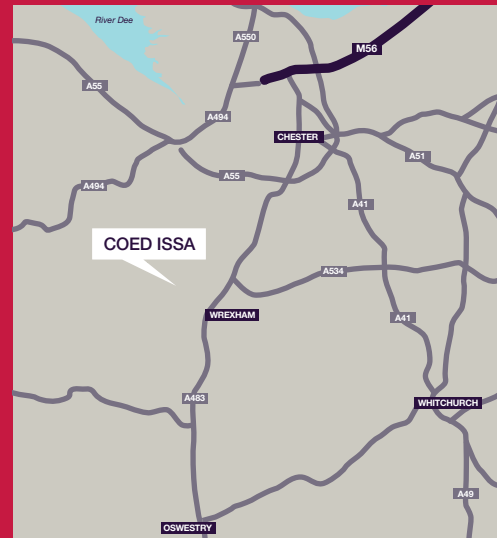
01978 800 407

SATNAV

LL11 5SW

FROM WREXHAM:

- Head north-west on St Giles Way towards Town Hill
- Turn left onto Bridge St/A5152
- Turn right onto Ruthin Rd/A525
- Continue onto A525
- Turn right onto Heritage Way
- Turn left onto Park Rd
- Turn right onto Bryn Gwenfro
- The development will be on the right



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THE COLTHAM

4 BEDROOM HOME



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THE COLTHAM

The Coltham is a spacious 4 bedroom home with an integral garage. From the hall you can access a spacious lounge, and the kitchen dining area. The ground floor is completed by a WC and under stairs storage. Access to the garden is from French doors in the dining area. Upstairs are four large bedrooms, including a main bedroom with en suite and a family bathroom.

TOTAL 1,241 sq. ft

GROUND FLOOR



Lounge (max.)	3.84m × 4.53m	12' 7" × 14' 11"
Kitchen/Dining	5.39m × 2.86m	17' 8" × 9' 5"

FIRST FLOOR



Bedroom 1 (max.)	3.84m × 3.10m	12' 7" × 10' 2"
Bedroom 2	3.66m × 3.15m	12' 0" × 10' 4"
Bedroom 3	3.33m × 3.40m	10' 11" × 11' 2"
Bedroom 4	2.58m × 2.88m	8' 6" × 9' 6"

 **Plots:** 8, 15, 16, 27, 31, 44, 48, 62, 67 & 70

* 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. TOWNW 67455 / November 2021

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THE LYDFORD

4 BEDROOM HOME



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THE LYDFORD

The four bedroom Lydford is well suited to those stepping up the property ladder. Located off the entrance hallway is a kitchen/dining room, that leads through French doors to the garden. There is also a living room, a guest cloakroom and a utility room. The en suite main bedroom features plenty of space and a second double bedroom, two further well proportioned children's bedrooms and a main bathroom complete the accommodation.

TOTAL 1,083 sq. ft

GROUND FLOOR



Lounge	3.27m x 4.43m	10' 9" x 14' 6"
Kitchen	5.36m x 3.38m	17' 7" x 11' 1"

FIRST FLOOR



Bedroom 1	3.17m x 3.79m	10' 5" x 12' 5"
Bedroom 2	3.17m x 3.35m	10' 5" x 11' 0"
Bedroom 3 (max.)	2.10m x 3.30m	6' 11" x 10' 10"
Bedroom 4	2.10m x 2.23m	6' 11" x 7' 4"

 **Plots:** 1, 6, 7, 30, 32, 35, 38, 39, 47, 51, 56, 57, 59, 64-66, 68 & 69

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THE AMERSHAM

3 BEDROOM HOME



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THE AMERSHAM

The three bedroom Amersham will appeal to young families and couples. The hallway leads onto a spacious living room. At the rear, the kitchen/dining area has French doors leading into the garden. The ground floor is completed by a guest cloakroom. Upstairs the landing leads to an en suite main bedroom, a comfortable guest bedroom and a well proportioned third bedroom. A study, main bathroom and a storage closet complete the accommodation.

TOTAL 975 sq. ft

GROUND FLOOR



Lounge (max.)	3.47m x 4.03m	11' 5" x 13' 3"
Kitchen	4.36m x 2.87m	14' 4" x 9' 5"

FIRST FLOOR



Bedroom 1	3.21m x 4.21m	10' 6" x 13' 10"
Bedroom 2 (max.)	4.36m x 3.02m	14' 4" x 9' 11"
Bedroom 3 (max.)	2.89m x 2.88m	9' 6" x 9' 6"

 **Plots:** 17, 18, 36, 37 & 58

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THE BRAXTON

3 BEDROOM HOME

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THE BRAXTON

With three floors of versatile accommodation, the Braxton is ideal for families or couples. The entrance hallway leads to the lounge which in turn leads through to a kitchen/dining room with French doors to the garden and a guest cloakroom. On the first floor is a family bathroom, a spacious double bedroom and a further bedroom. There's also a private staircase leading up to the en suite main bedroom on the top floor.

TOTAL 1,070 sq. ft

GROUND FLOOR



Lounge (max.)	3.19m x 4.19m	10' 6" x 13' 9"
Kitchen/ Dining (max.)	4.25m x 3.43m	14' 0" x 11' 3"

FIRST FLOOR



Bedroom 2 (max.)	4.25m x 2.82m	14' 0" x 9' 3"
Bedroom 3	2.11m x 3.59m	6' 11" x 11' 10"

SECOND FLOOR



Bedroom 1 (max.)	3.16m x 6.64m	10' 4" x 21' 10"
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Plots: 2, 3, 11-14, 21-24 & 40-43

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THE EASEDALE

3 BEDROOM HOME

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THE EASEDALE

The Easedale is a three bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to the en suite main bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

TOTAL 917 sq. ft

GROUND FLOOR



Lounge	3.02m x 5.10m	9' 11" x 16' 9"
Kitchen/Dining	2.95m x 5.10m	9' 8" x 16' 9"

FIRST FLOOR



Bedroom 1	3.08m x 3.81m	10' 1" x 12' 6"
Bedroom 2	2.95m x 2.86m	9' 8" x 9' 5"
Bedroom 3	2.95m x 2.15m	9' 8" x 7' 1"

 **Plots:** 4, 5, 28, 53, 60 & 63

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THE GOSFORD

3 BEDROOM HOME

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THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite main bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 852 sq. ft

GROUND FLOOR



Lounge (max.)	3.69m x 4.26m	12' 1" x 14' 0"
Kitchen/Dining	4.72m x 2.87m	15' 6" x 9' 5"

FIRST FLOOR



Bedroom 1 (min.)	2.96m x 2.83m	9' 9" x 9' 4"
Bedroom 2	2.63m x 3.30m	8' 8" x 10' 10"
Bedroom 3 (max.)	2.00m x 3.55m	6' 7" x 11' 8"

 **Plots:** 9, 10, 19, 20, 25, 26, 29, 33, 34, 45, 46, 49, 50, 52, 54, 55 & 61

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COED ISSA. THE PERFECT HOME FOR YOU

A warm welcome to Coed Issa.

Here you'll find a charming collection of three and four-bedroom homes in the popular village of Brymbo, on the outskirts of Wrexham town centre.

Those looking for a home in the heart of the Welsh countryside with easy access to shops, as well as good primary and secondary schools will be perfectly catered for at Coed Issa.

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.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LOVE LIFE IN BRYMBO

If you love the rural charm of the Welsh countryside, yet still need great access to local amenities, connections for work, as well as a number of highly regarded schools, Coed Issa is the perfect place to call home.


Steeped in ancient history and heritage, this charming village is surrounded by areas of natural beauty including Alyn Waters Country Park, Llandegla Forest and the vast Welsh countryside.

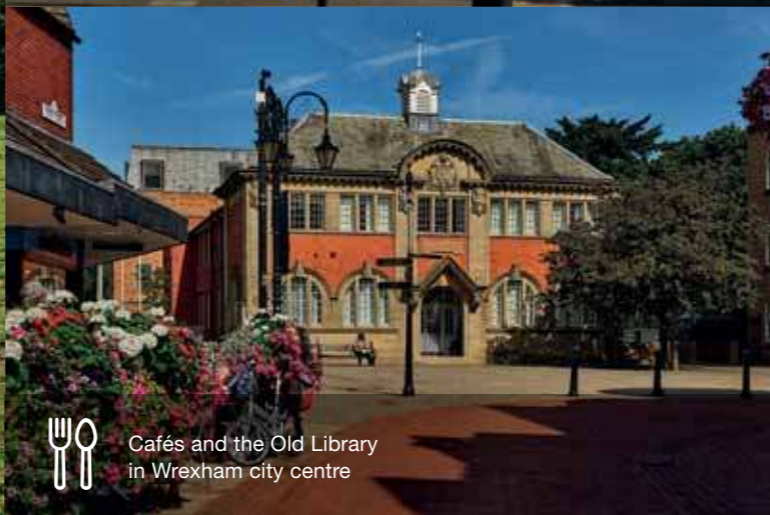
For those interested in shopping, the market town of Wrexham is just a short drive away where you will find a number of high street shops, pubs and restaurants for everyone to enjoy.




 Chirk Castle N.T.



 Wrexham key attractions and amenities



 Cafés and the Old Library in Wrexham city centre

THE PERFECT PLACE TO BE

Coed Issa is well connected for road and rail, with a frequent bus service to Wrexham town centre. Great roadlinks provide connections to North Wales, Chester, Liverpool and Manchester via the M53, M56 and M6. Wrexham railway station is located within three miles of the development and offers direct travel links to Cardiff, Chester, Manchester, Shrewsbury, Birmingham, Liverpool and many more.

TRAVELLING BY CAR




Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.

 Wrexham General Railway Station



 Gresford Sailing Club



 Alyn Waters Country Park



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



WE'RE WITH YOU EVERY STEP OF THE WAY

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.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy means you can make the move to your first home with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...





STANDARD SPECIFICATIONS

COED ISSA

Heritage Way, Brymbo, LL11 5SW

TELEPHONE

01978 800 407

To discover more about options and choices, visit your Touchpoint account or speak to your Sales Executive.

	Coltham	Lydford	Amer sham	Braxton	Easedale	Gosford
Kitchen						
A range of wall and base units from Symphony Kitchens (please refer to our working drawings for layout details)	✓	✓	✓	✓	✓	✓
Laminated worktops from our standard selection	✓	✓	✓	✓	✓	✓
Stainless steel gas hob with stainless steel splashback	✓	✓	✓	✓	✓	✓
Stainless steel double electric oven	✓	✓	✓	✓	✓	✓
Integrated cooker hood	✓	✓	✓	✓	✓	✓
Integrated washing machine	✓	✓				
Integrated dishwasher	✓	✓				
Integrated fridge/freezer	✓	✓				
Under pelmet lighting to wall units	✓	✓	✓	✓	✓	✓
USB charger double socket	✓	✓	✓	✓	✓	✓
Cloakrooms, Bathrooms and En Suite Shower Rooms						
Modern free standing bathroom suite	✓	✓	✓	✓	✓	✓
Ideal Standard chrome taps (where applicable)	✓	✓	✓	✓	✓	✓
Ceramic wall tiling (half height to bathroom & en suite, full height to shower areas, splashback to cloakrooms. Where applicable, please refer to drawings)	✓	✓	✓	✓	✓	✓
Thermostatic shower to cubicles in en suite shower rooms	✓	✓	✓	✓	✓	✓
Mechanical extraction in bathrooms, en suite shower rooms, utility rooms, kitchens and cloakrooms (where no windows)	✓	✓	✓	✓	✓	✓
Central Heating/Hot Water System						
Fully programmable central heating providing hot water	✓	✓	✓	✓	✓	✓
White thermostatic radiators	✓	✓	✓	✓	✓	✓
Mains pressure hot water system	✓	✓	✓	✓	✓	✓
Cavity wall insulation in line with Building Regulations	✓	✓	✓	✓	✓	✓
Loft insulation in line with Building Regulations	✓	✓	✓	✓	✓	✓
Heating						
Gas-fired thermostatically-controlled central heating	✓	✓	✓	✓	✓	✓
White pre-finished steel radiators with radiator valves	✓	✓	✓	✓	✓	✓
Windows and French Doors						
PVCu double glazed lockable windows (style as indicated on finishes schedule)	✓	✓	✓	✓	✓	✓
PVCu French casement doors (where applicable)	✓	✓	✓	✓	✓	✓



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	Coltham	Lydford	Amersham	Braxton	Easedale	Gosford
External Doors						
GRP front door with chrome effect thumb turn lock furniture, letter plate and chain (style as indicated on finishes schedule)	✓	✓	✓	✓	✓	✓
Steel pre-finished garage door (colour as indicated on finishes schedule)	✓	✓	✓			
House/door number plate to front	✓	✓	✓	✓	✓	✓
External personnel door to integral garage	✓		✓			
Internal Finishes						
Flat ceilings to all rooms finished in emulsion (please refer to Sales Executive for details)	✓	✓	✓	✓	✓	✓
All walls finished in emulsion (please refer to Sales Executive for details)	✓	✓	✓	✓	✓	✓
Newark 5 panel white finished vertical slatted internal doors with chrome ironmongery	✓	✓	✓	✓	✓	✓
White gloss to all joinery e.g. skirting boards and door architraves	✓	✓	✓	✓	✓	✓
External						
Turf and/or landscaping to front and side gardens	✓	✓	✓	✓	✓	✓
1.8m screen fencing to rear gardens (please refer to our working drawings for layout details)	✓	✓	✓	✓	✓	✓
Side gate	✓	✓	✓	✓	✓	✓
Doorbell and coach light to front and wiring for rear coach light	✓	✓	✓	✓	✓	✓
Outside tap to rear/side of property	✓	✓	✓	✓	✓	✓
Electrical						
White slimline electrical sockets and switches throughout	✓	✓	✓	✓	✓	✓
White pendant ceiling lights with low energy bulbs	✓	✓	✓	✓	✓	✓
TV and telephone points to living room, study and family room (where applicable, please refer to Sales Executive and working drawings for details)	✓	✓	✓	✓	✓	✓
Power and lighting to garages	✓	✓	✓			
Wiring/Ducting for electric car charging points (please speak to the sales executive for plot specific information)	✓	✓	✓	✓	✓	✓
Security and Safety						
Mains powered smoke detector to each floor (with battery back-up)	✓	✓	✓	✓	✓	✓
Battery operated carbon monoxide monitor	✓	✓	✓	✓	✓	✓
Fire Protection						
Sprinkler system fitted in accordance with current Welsh Building Regulations	✓	✓	✓	✓	✓	✓
Warranty						
NHBC 10 year Build Mark Policy	✓	✓	✓	✓	✓	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓	✓	✓	✓	✓	✓