



# Melin Newydd

MISKIN, RHONDDA CYNON TAFF

A beautiful collection of new two, three,  
four and five bedroom homes in  
the heart of the Rhondda Cynon Taff.

**Taylor**  
**Wimpey**

# Contents





# Welcome to Melin Newydd Phase 1

Introducing the first phase of stunning 2, 3, 4 and 5 bedrooms homes in the historic Rhondda Cynon Taff. A brand new community of 460 homes.


Homes of all sizes, perfect for first-time buyers and growing families alike. Our homes have been designed to maximise comfort whilst maintaining a modern and elegant connection to its surroundings.



[View the site plan](#)



# Modern idyllic living

A photograph of two women walking a dog in a park. The woman on the left is wearing a beige coat and a patterned scarf, while the woman on the right is wearing a green coat and blue leggings. They are walking a large, shaggy dog on a leash. The background shows trees and a grassy area.

Situated in historic Miskin, Melin Newydd provides easy access to amenities that meet the needs of people of all ages – from big chain grocery stores, local pubs to acclaimed restaurants. The nearby M4 and Pontyclun train station makes it an ideal location for commuters.

Melin Newydd provides plenty of green spaces with walking trails, bike paths and a new public play area to enjoy the best of what nature has to offer. All the more reason to make this vibrant community your new home.

Open green spaces



Local amenities



Vibrant community



**Watch development video**





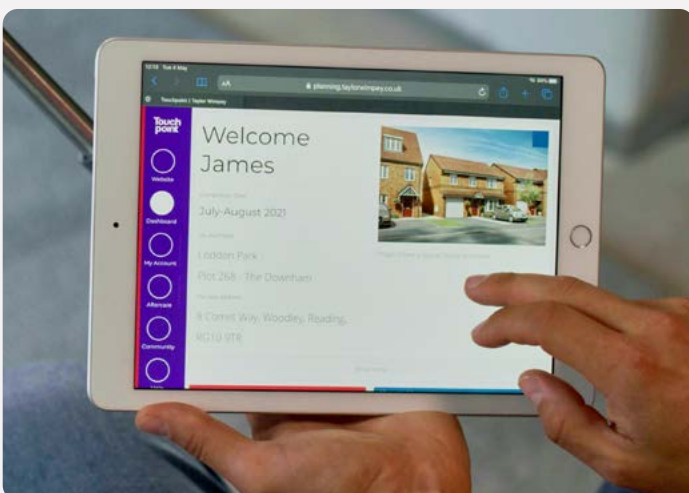
# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Electrolux oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure.

For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. <sup>†</sup> = Where applicable.

# Specification of our houses

Kitchens	
Choice of modern range of kitchens, standard and upgrade, from the Symphony Group	✓
Choice of kitchen laminate worktops from the Symphony range	✓
Stainless steel Electrolux single oven, gas hob and Electrolux cooker hood	✓
Stainless steel Franke / Carron Pheonix Onda kitchen sink, with Zeno tap	✓
All accessories such as cutlery trays, and splashbacks from the Symphony range included per kitchen layout	✓
Double electric socket, with optional USB charging ports	✓
Bathrooms, en suites and cloakrooms	
Geberit Selnova sanitaryware range	✓
Choice of Porcelanosa tiling (grout colour as specified by Porcelanosa)	✓
Splashback tiling to WC, en suite, and bathroom	✓
Ideal Standard brassware	✓
Central heating	
Full central heating with thermostatically controlled radiator valves (thermostatic radiators in selective rooms)	✓
Waste water heat recovery systems	✓
Electrical features	
Deta light switches and double sockets, with optional USB charging ports	✓
Honeywell battery-powered carbon monoxide monitor	✓
External PIR light located on front of property	✓
Mains-operated smoke detectors	✓
Smoke detectors in roof space	✓
Continual low volume Zehnder extractor fan to bathroom and kitchen	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our houses

Windows, doors and joinery	
Composite external door set, with house number	✓
Double glazed PVCu windows with vents	✓
French doors with multi point locking system and white hardware	✓
5-panel internal doors	✓
Canopy-design garage doors with steel vertical pattern (where applicable)	✓
Internal finishing touches	
White matt emulsion paint to all internal walls and ceilings	✓
External features	
Front garden landscaped (as per landscaping layout)	✓
Outside tap to rear garden	✓
Close board fencing to rear garden	✓
Driveway/parking bay	✓
PV solar panels	✓
Optional upgrades	
A range of optional upgrades are available subject to build	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



**Find out more**

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# Our homes



[View the site plan](#)



# The Appleford

2 BEDROOM HOME



## GROUND FLOOR

### Lounge/Dining

3.98m x 2.75m 13' 1" x 9' 0"

### Kitchen

2.11m x 2.74m 6' 11" x 9' 0"



## FIRST FLOOR

### Bedroom 1

3.98m x 2.41m 13' 1" x 7' 11"

### Bedroom 2 max.

3.98m x 2.33m 13' 1" x 7' 8"

[→ View Development](#)

[→ View our current availability](#)

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# The Ambleford

3 BEDROOM HOME



## GROUND FLOOR

### Lounge

4.02m x 3.27m      13' 3" x 10' 9"

### Kitchen/Dining

2.94m x 4.17m      9' 8" x 13' 8"



## FIRST FLOOR

### Bedroom 1

2.88m x 4.17m      9' 6" x 13' 8"

### Bedroom 2

3.59m x 2.30m      11' 9" x 7' 7"

### Bedroom 3

2.56m x 1.78m      8' 5" x 5' 10"



Discover more about this home



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# The Brambleford

3 BEDROOM HOME



## GROUND FLOOR

### Lounge

3.94m x 3.83m 12' 11" x 12' 7"

### Kitchen/Dining

3.30m x 4.73m 10' 10" x 15' 6"



## FIRST FLOOR

### Bedroom 1

3.07m x 3.15m 10' 1" x 10' 4"

### Bedroom 2

3.42m x 2.51m 11' 3" x 8' 3"

### Bedroom 3

2.35m x 2.13m 7' 9" x 7' 0"



Discover more about this home



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# The Keeford

3 BEDROOM HOME



## GROUND FLOOR

### Living room

3.81m × 3.30m 12' 6" × 10' 10"

### Kitchen/Dining

2.74m × 5.40m 9' 0" × 17' 9"



## FIRST FLOOR

### Bedroom 1

3.18m × 2.79m 10' 5" × 9' 2"

### Bedroom 2

3.33m × 3.12m 10' 10" × 10' 3"

### Bedroom 3

2.96m × 2.52m 9' 9" × 8' 3"



Discover more about this home



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# The Aynesdale

3 BEDROOM HOME



## GROUND FLOOR

### Living room

3.19m × 5.52m 10' 6" × 18' 1"

### Kitchen/Dining

3.21m × 5.52m 10' 6" × 18' 1"



## FIRST FLOOR

### Bedroom 1

3.36m × 2.76m 11' 0" × 9' 1"

### Bedroom 2

3.27m × 3.23m 10' 9" × 10' 7"

### Bedroom 3

2.80m × 2.66m 9' 2" × 8' 9"



Discover more about this home



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# The Ayleford

4 BEDROOM HOME



## GROUND FLOOR

### Lounge

3.42m x 4.84m 11' 3" x 15' 11"

### Kitchen/Dining

3.78m x 5.74m 12' 5" x 18' 10"



## FIRST FLOOR

### Bedroom 1

3.29m x 3.25m 10' 10" x 10' 8"

### Bedroom 2

3.18m x 3.30m 10' 5" x 10' 10"

### Bedroom 3

2.15m x 2.40m 7' 1" x 7' 11"

### Bedroom 4

2.12m x 2.35m 7' 0" x 7' 9"



Discover more about this home



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# The Plumdale

4 BEDROOM HOME



## GROUND FLOOR

### Lounge

3.25m x 6.53m 10' 8" x 21' 5"

### Kitchen/Dining

3.29m x 6.53m 10' 10" x 21' 5"



## FIRST FLOOR

### Bedroom 1

3.63m x 3.40m 11' 11" x 11' 2"

### Bedroom 2

3.31m x 3.00m 10' 10" x 9' 10"

### Bedroom 3

2.18m x 3.44m 7' 2" x 11' 4"

### Bedroom 4

2.15m x 3.04m 7' 1" x 10' 0"



Discover more about this home



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# The Colford

## 4 BEDROOM HOME



### GROUND FLOOR

#### Lounge

3.50m × 4.36m      11' 6" × 14' 4"

#### Kitchen/Dining

3.61m × 6.53m      11' 10" × 21' 5"



### FIRST FLOOR

#### Bedroom 1

3.52m × 3.40m      11' 6" × 11' 2"

#### Bedroom 2

3.16m × 2.93m      10' 6" × 9' 8"

#### Bedroom 3

2.47m × 3.04m      8' 1" × 10' 0"

#### Bedroom 4

2.13m × 3.51m      7' 0" × 11' 6"



[Discover more about this home](#)



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# The Hubham

## 4 BEDROOM HOME



### GROUND FLOOR

#### Lounge

4.13m x 3.60m 13' 7" x 11' 10"

#### Kitchen/Dining

3.88m x 5.81m 12' 9" x 19' 1"



### FIRST FLOOR

#### Bedroom 1

5.30m x 3.61m 17' 3" x 11' 10"

#### Bedroom 2

3.29m x 3.75m 10' 10" x 12' 4"

#### Bedroom 3

3.71m x 3.08m 12' 2" x 10' 1"

#### Bedroom 4

2.83m x 3.51m 9' 3" x 11' 6"



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# The Rightford

## 4 BEDROOM HOME



### GROUND FLOOR

#### Lounge

4.19m x 3.19m 13' 9" x 10' 6"

#### Kitchen/Dining

3.31m x 8.33m 10' 10" x 27' 4"

#### Study

2.14m x 2.82m 7' 1" x 9' 3"



### FIRST FLOOR

#### Bedroom 1

3.21m x 3.06m 10' 7" x 10' 1"

#### Bedroom 2

4.05m x 3.19m 13' 4" x 10' 6"

#### Bedroom 3

4.17m x 2.93m 13' 8" x 9' 6"

#### Bedroom 4

3.02m x 2.20m 9' 11" x 7' 3"



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# The Kitham

## 4 BEDROOM HOME



### GROUND FLOOR

#### Kitchen/Dining

5.42m × 5.91m      17' 9" × 19' 5"

#### Lounge

4.48m × 3.83m      14' 9" × 12' 7"



### FIRST FLOOR

#### Bedroom 1

3.51m × 3.83m      11' 6" × 12' 7"

#### Bedroom 2

4.25m × 3.62m      13' 11" × 11' 11"

#### Bedroom 3

3.52m × 3.23m      11' 7" × 10' 7"

#### Bedroom 4

3.52m × 3.19m      11' 7" × 10' 6"



**Discover more about this home**



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# The Wayford

5 BEDROOM HOME



## GROUND FLOOR

### Lounge

4.40m x 6.06m 14' 6" x 19' 11"

### Kitchen

5.58m x 3.35m 18' 4" x 11' 0"

### Dining

3.39m x 3.06m 11' 1" x 10' 1"

### Study

3.39m x 2.34m 11' 1" x 7' 8"



## FIRST FLOOR

### Bedroom 1

3.39m x 3.37m 11' 1" x 11' 1"

### Bedroom 2 max.

3.67m x 3.47m 12' 1" x 11' 5"

### Bedroom 3

3.02m x 3.81m 9' 11" x 12' 6"

### Bedroom 4

4.10m x 2.39m 13' 5" x 7' 10"

### Bedroom 5

3.22m x 2.33m 10' 7" x 7' 8"



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# The Winterford

## 5 BEDROOM HOME



### GROUND FLOOR

#### Lounge

5.22m × 4.12m      17' 2" × 13' 7"

#### Lounge 2

4.74m × 3.56m      15' 7" × 11' 8"

#### Kitchen/Dining

6.36m × 3.83m      20' 11" × 12' 7"

#### Study

2.97m × 2.60m      9' 9" × 8' 6"



### FIRST FLOOR

#### Bedroom 1

4.74m × 3.56m      15' 7" × 11' 8"

#### Bedroom 2

3.49m × 3.79m      11' 5" × 12' 5"

#### Bedroom 3

4.65m × 2.66m      15' 3" × 8' 9"

#### Bedroom 4

2.75m × 4.13m      9' 0" × 11' 3"

#### Bedroom 5

2.76m × 2.71m      9' 1" × 8' 11"

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# Ways to buy

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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.



## First time buyer?

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 Here's how we can help

## Existing home owner?

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 Here's how we can help



# Take your next step



Find your dream home  
on our website.



**Book an  
appointment to  
view our show homes.**



Take a virtual tour of  
our homes from the  
comfort of your sofa.



Have your questions  
answered by calling our  
sales executives on  
**01443 508 293.**



Find out how we can  
get you moving with  
our buying schemes.



**Book an appointment**



**How to buy a home**



**MELIN NEWYDD** Land Off Cefn Yr Hendy, Miskin, Rhondda Cynon Taff, CF72 8PN

**CONTACT US ON 01443 508 293**

## Taylor Wimpey

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