

# The Dale at Parc Llandaf



LLANDAFF, CARDIFF

A contemporary collection of 5-bedroom townhouses  
located in the historic city within a city of Llandaff

**Taylor**  
Wimpey



This computer generated image is for illustrative purposes only. Its purpose is to give a feel for the development, not an accurate description of each property. Please enquire for further details.

# Welcome to Parc Llandaf



Sitting at the edge of Cardiff is a new development with a contemporary collection of 36 beautiful, five-bed townhouses, located around the central square of Parc Llandaf. You'll join a thriving new community in a highly desirable location, and just a few minutes away from Cardiff City Centre.

Each home has been thoughtfully designed with flexible living in mind and a distinct identity.

Llandaff Fields



Llandaff Village



Llandaff Cathedral

# Home to Cardiff's best kept treasures

Situated in the city within a city, Llandaff oozes the charm of a small, close-knit village, whilst making itself accessible to the best amenities that Cardiff has to offer. A highly desirable neighbourhood, Llandaff will draw you in with its serene green spaces, friendly neighbours, historic homes and a high street that's overflowing with life.

On your daily walk, spot the birthplace of beloved children's author Roald Dahl or the stunning Llandaf Cathedral dating back to 1107.

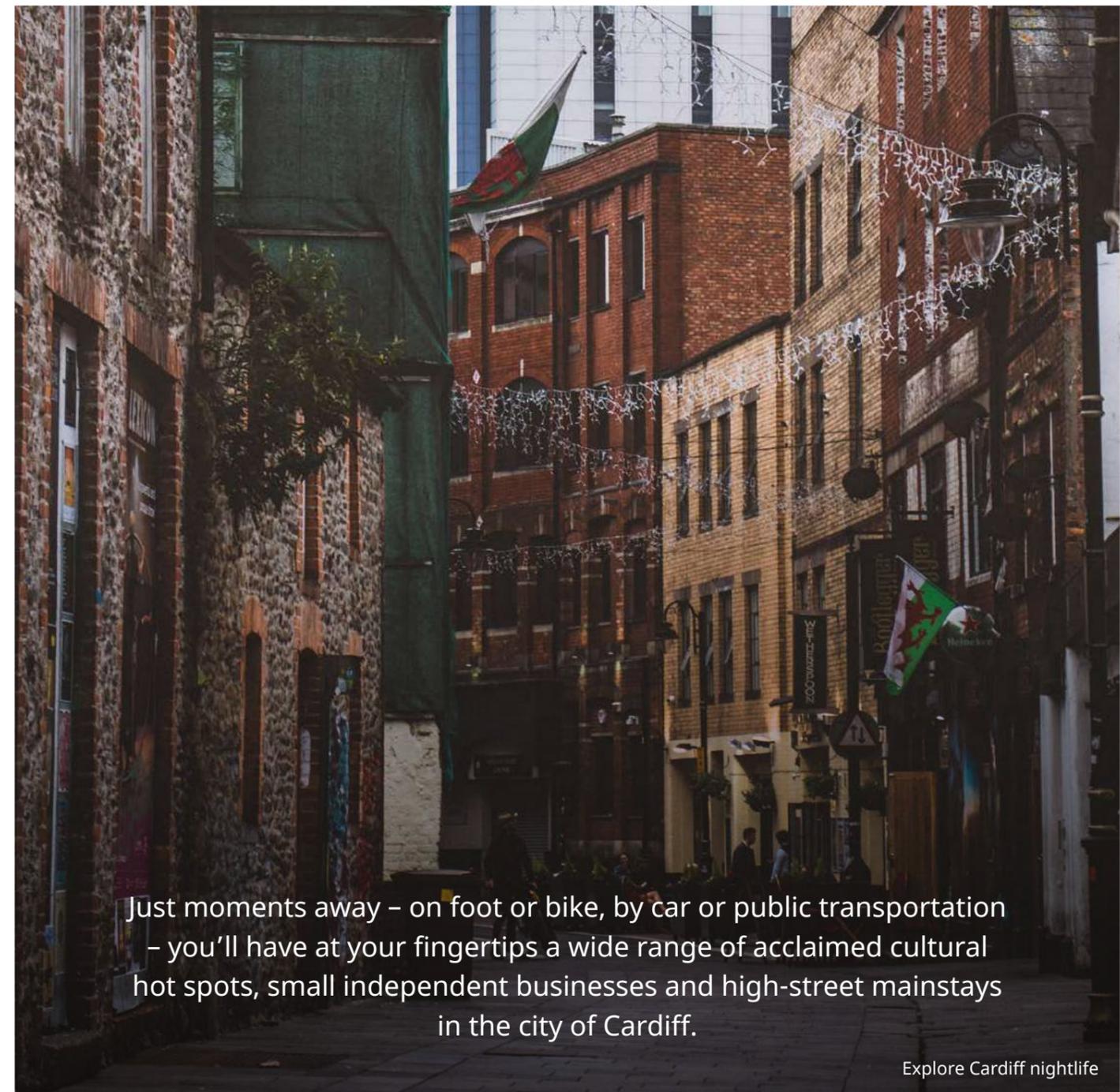
Wales Millennium Centre



Cardiff Principality Stadium



Cardiff Bay



Just moments away – on foot or bike, by car or public transportation – you'll have at your fingertips a wide range of acclaimed cultural hot spots, small independent businesses and high-street mainstays in the city of Cardiff.

Explore Cardiff nightlife



Cardiff Market



Cardiff Highstreet

# Welcome to three-storey living at Parc Llandaf

Located at the heart of our luxury new homes at Parc Llandaf is a collection of beautiful 5-bedroom family homes. Offering you and your family space in a highly popular area of a growing city.

Design your home to suit your lifestyle instead of fitting your lifestyle around your home. Our three-storey Dale truly encompasses the best of both city living and modern luxury



# The Dale

5 BEDROOM HOME



## GROUND FLOOR

|                    |               |                  |
|--------------------|---------------|------------------|
| <b>Kitchen</b>     | 4.25m × 3.97m | 13' 11" × 13' 0" |
| <b>Dining room</b> | 5.75m × 2.61m | 18' 10" × 8' 7"  |
| <b>Lounge</b>      | 4.25m × 4.81m | 13' 11" × 15' 9" |



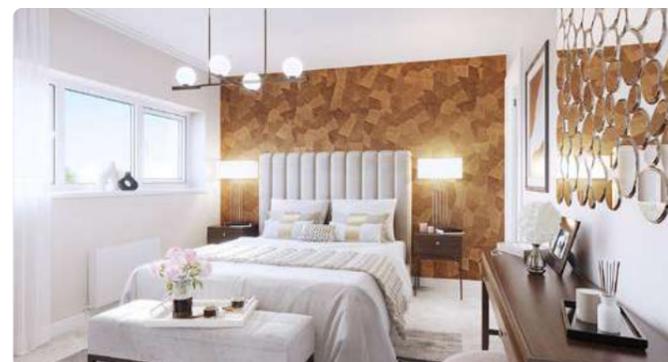
## FIRST FLOOR

|                  |               |                  |
|------------------|---------------|------------------|
| <b>Bedroom 1</b> | 4.57m × 3.29m | 15' 0" × 10' 9"  |
| <b>Bedroom 2</b> | 3.26m × 4.25m | 10' 8" × 13' 11" |
| <b>Terrace</b>   | 2.66m × 2.88m | 8' 9" × 9' 5"    |



## SECOND FLOOR

|                  |               |                  |
|------------------|---------------|------------------|
| <b>Bedroom 3</b> | 4.57m × 3.29m | 15' 0" × 10' 9"  |
| <b>Bedroom 4</b> | 3.26m × 4.25m | 10' 8" × 13' 11" |
| <b>Bedroom 5</b> | 2.70m × 2.42m | 8' 10" × 7' 11"  |



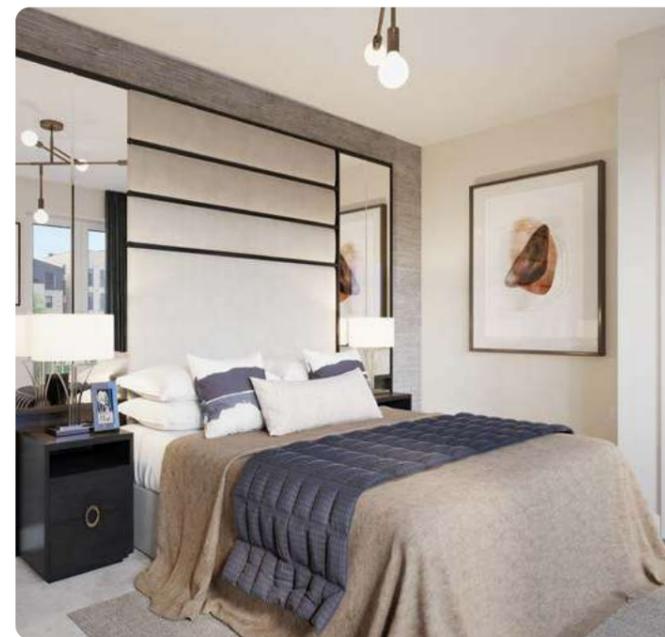
[VIEW DEVELOPMENT](#)



[VIEW OUR CURRENT AVAILABILITY](#)

# Your Dale, Your Way

Looking for a cohesive style to dress your home in? Whether it's contemporary, modern country or traditional, the opportunities to make the Dale your own are endless. Give each room purpose, style and the freedom to evolve as your tastes do.



# Contemporary

Transform your home into a chic haven with effortless contemporary touches. Drench one wall in bold colour, contrasting against neutral hues. Embrace oversized frames and living greenery grace clean walls. Surprise the eye with an industrial lampshade as the room's spotlight.



# Modern Country

Craving instant warmth? Step into modern country style. Rustic wood warms the room, and overstuffed sofas, dotted with comfy pillows, beckon you to linger. This cosy haven, nature-kissed in tone and texture, welcomes you like a long-awaited hug.



# Traditional

There's a reason why classic styles persist over time - they are tried and tested. Traditional designs meld the best of past aesthetics with modern touches for practical living. Achieve an instantly relaxing ambience in your home by selecting popular, soft colours for the walls. Top off your living space with functional furniture that will make it a cosy haven in no time.





**The Dale**  
5 bedroom home  
Plots: 96-101, 108-111, 113-122 & 142-151

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.

# Forget what you think about townhouses

A spacious home is a spacious home, no matter the shape or size. Introducing the reinvented modern townhouses that are perfect for family living.



## Tall and not so narrow

Designed and built with modern city living in mind, The Dale combines the best characteristics of townhouses and make them even better. Across three storeys, you'll find the perfect combination of generous individual spaces and welcoming communal areas; ideal for time to yourself as well as all-important family time.



## Modern (but still) classic

We have retained some of the classic townhouses' iconic features whilst modernising others to incorporate the best of modern living. Large open spaces, an open-plan kitchen/dining area and a generous garden to give you space to enjoy your home to the fullest extent.



## No restrictions allowed

As with every Taylor Wimpey home, The Dale is waiting for you to leave your personal stamp on them. They're equipped with the highest quality fixtures, fittings and appliances, but every room is yours to do with as you please, whether that's creating a home office or designing the perfect playroom.



## A true forever home

The flexibility of The Dale means that these homes grow and change with you. If your children fly the nest, you can turn their spacious bedrooms into an office and a gym, or a games room and a cinema room. Or, you could simply keep them as they are, ready for when they come back for the holidays. A Taylor Wimpey townhouse will always be flexible.

**If you're interested in the highest standard of townhouse living, talk to one of our Sales Executives today to learn more.**



## 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 give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood.

### 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. † = Where applicable.

# Specification of our houses

| Kitchens   |   |
|--|---|
| Choice of Option 1 Package Symphony Kitchen  | ✓ |
| Laminated 40mm worktop   | ✓ |
| Kitchen sink – Onda 150 sink 1.5, stainless steel with Zeno tap  | ✓ |
| Stainless steel Zanussi oven, 4-burner gas hob and integrated extractor hood                                     | ✓ |
| Zanussi 70:30 split low frost integrated fridge freezer  | ✓ |
| Zanussi fully integrated dishwasher  | ✓ |
| Zanussi 7kg integrated washing machine   | ✓ |
| Bathrooms, en suites, utility and cloakrooms   |   |
| Geberit Selnova sanitaryware range   | ✓ |
| Choice of Porcelanosa tiling (grout colour as specified by Porcelanosa)  | ✓ |
| Splashback tiling to WC, en suite, and bathroom  | ✓ |
| Tiling around bath to accommodate shower   | ✓ |
| Thermostatic shower over bath, with collage folding bath screen to main bathroom                                 | ✓ |
| Central heating/hot water system   |   |
| Full central heating with thermostatically controlled radiator valves (thermostatic radiators in selected rooms) | ✓ |
| Electrical features  |   |
| Light fibre optic hub with double socket   | ✓ |
| Double socket in kitchen with USB charge points built in   | ✓ |
| Honeywell wireless front doorbell  | ✓ |
| External PIR light located on front of property  | ✓ |
| External PIR floodlight located to rear of property  | ✓ |
| Mains-operated smoke detectors   | ✓ |
| Double socket and lighting installed inside garage (where within curtilage)                                      | ✓ |

✓ = 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   |   |
|--|---|
| IG-composite entrance door, with letterbox plate and house number                      | ✓ |
| UPVC French doors in Anthracite Grey   | ✓ |
| Hormann Ilkley Steel Door in Anthracite Grey   | ✓ |
| Newark 5 Panel Vertical Internal Doors in White  | ✓ |
| Internal finishing touches   |   |
| White matt emulsion to internal walls  | ✓ |
| Built in wardrobes to master bedroom only, on 2 & 3 bedroom homes                      | ✓ |
| Built in wardrobes to master bedroom and bedroom 2, on 4 & 5 bedroom homes             | ✓ |
| External features  |   |
| Front garden landscaped (as per landscaping layout)                                    | ✓ |
| Rear garden graded and turfed  | ✓ |
| Outside tap to rear garden   | ✓ |
| Optional upgrades  |   |
| A range of optional upgrades are available subject to build stage                      | ✓ |
| Fire protection  |   |
| Internal Sprinkler system fitted in accordance with current Welsh Building Regulations | ✓ |
| NHBC 10 year warranty  |   |
| NHBC 10 year Buildmark policy  | ✓ |
| Taylor Wimpey warranty for 2 years from date of legal completion                       | ✓ |



**FIND OUT MORE**

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

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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



Special Offers are subject to Terms and Conditions, and they cannot be combined with other offers/schemes. Please speak to your sales executive for further details.





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**CONTACT US ON 02922 743 724**

**Taylor  
Wimpey**