



**Taylor**  
**Wimpey**

# Kingsmead

Caerphilly

A collection of 2, 3 & 4 bedroom homes





# Welcome to Kingsmead

Kingsmead is a collection of 2, 3 & 4 bedroom homes situated in the bustling town of Caerphilly.

Caerphilly is a very special place to call home. Steeped in history, and surrounded by glorious Welsh scenery, the town combines the best of ancient and modern.

With a conservation area, wildlife corridor and a stream making up part of the development, nature is brought right to your front door at Kingsmead. You might have had enough of renting and want somewhere to call your own, or your family could be getting bigger and you need more space, or maybe you have room to spare now the kids have left home – whatever your needs, you will find the perfect home waiting for you at Kingsmead.



## 4 bedroom homes

**The Elmsham**  
4 bedroom home  
Plots: 110, 141 & 142

**The Shelford**  
4 bedroom home  
Plots: 136, 139 & 140

**The Petford**  
4 bedroom home  
Plots: 135

**The Midford**  
4 bedroom home  
Plots: 137 & 138

## 3 bedroom homes

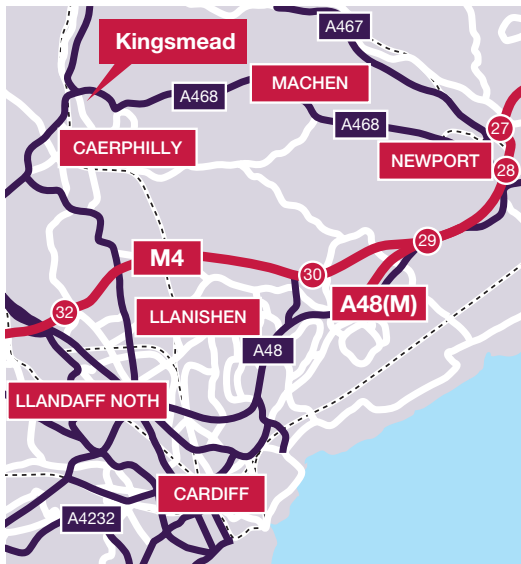
**The Easedale**  
3 bedroom home  
Plots: 109 & 111

- Bin Collection Point
- Sub Station
- Bollards
- Garage Access
- Embankment Slope
- Visitor Parking Space
- \*ah/lc Low cost homes
- - - Wildlife corridor footpath

\*Low cost/rented accommodation to be confirmed by your Sales Executive. These plots may be subject to change. Please ask our Sales Executive for detail.

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. TWSW 67553 September 2021.





**Taylor Wimpey**

facebook.com/taylorwimpey

taylorwimpey.co.uk

## How to find us

From the M4 westbound:  
 Head southwest on the M4 towards Junction 28. At Junction 28, take the A48 exit to Newport/Casnewydd. At the roundabout take the third exit onto Forge Road/A4072. Continue to follow Forge Road, going through one roundabout. At the next roundabout, take the first exit onto Caerphilly Road/A468/A48, and then continue to follow the A468 for approx. 7.5 miles. At the roundabout, take the fourth exit and stay on the A468, going through one roundabout. At the next roundabout take the first exit onto Pontygwindy Road, and Kingsmead can be found on your left.

From Cardiff:  
 Head north out of Cardiff on North Road/A4161 toward Boulevard De Nantes, continuing to follow North Road. Then stay on the A470. You will then take the exit for the A468. At the roundabout take the third exit onto Caerphilly Road/A468. Continue to follow the A468 for approx. 3.3 miles going through two roundabouts. At the third roundabout take the fifth exit onto Pontygwindy Road. Kingsmead can be found on your left.

## Kingsmead

Pontygwindy Road,  
 Caerphilly, CF83 3GL

Satnav postcode: CF83 3GL

## Sales hotline

**02921 677474**

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

Regional Office: 02920 534 700



There's a wealth of space for flexible family living in the 4 bedroom Elmsham.

Downstairs, a large living room leads through double doors to the kitchen/family room/dining area which is perfect for relaxed family meal times, with French doors to the private rear garden. A handy guest cloakroom and an integral garage complete the ground floor.

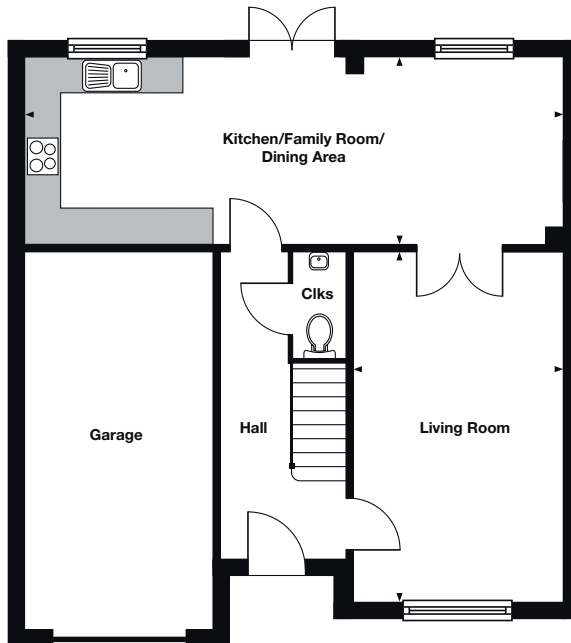
Four double bedrooms occupy the first floor including two with en suite shower rooms. A main bathroom and useful storage cupboard can also be found off the landing.

Want to view one of our gorgeous new showhomes?

Find a development and book an online appointment at:

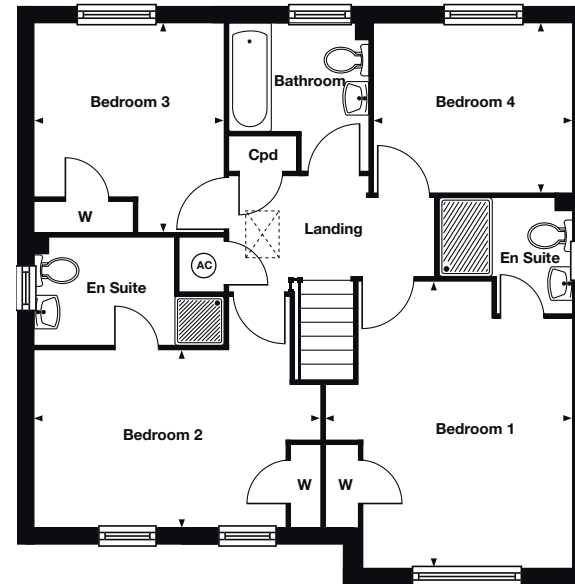
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# The Elmsham Use of space



## Ground Floor

Kitchen/Family Room/Dining Area  
 9.16m x 2.96m    30'1" x 9'9"  
 Living Room  
 5.54m x 3.28m    18'2" x 10'9"



## First Floor

Bedroom 1  
 4.59m x 3.89m    15'1" x 12'9"  
 Bedroom 2  
 4.61m x 2.76m    15'1" x 9'1"  
 Bedroom 3  
 3.26m x 3.00m    10'8" x 9'10"  
 Bedroom 4  
 3.10m x 2.68m    10'2" x 8'10"





A carefully considered layout and stylish design make The Shelford ideal for family life.

The ground floor is home to the living room and the open plan kitchen/dining area, which features French doors to the rear garden. The dedicated study provides the perfect home for the family computer, and the downstairs cloakroom/utility and under stairs storage cupboard are welcome practical touches.

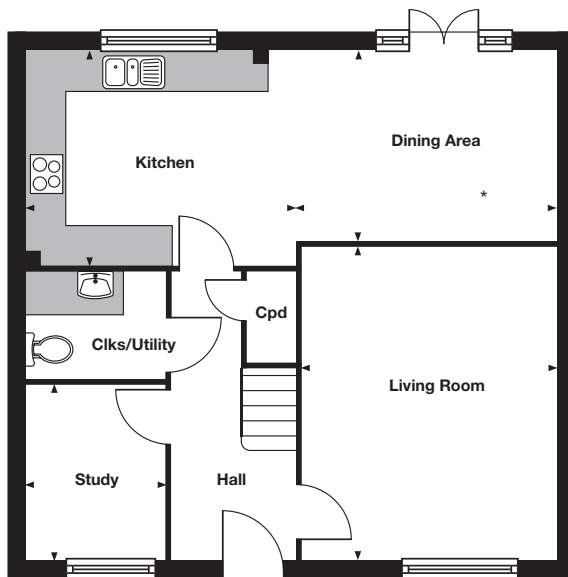
The four bedrooms and master bathroom can be found on the first floor. The master bedroom has the added luxury of an en suite shower room.

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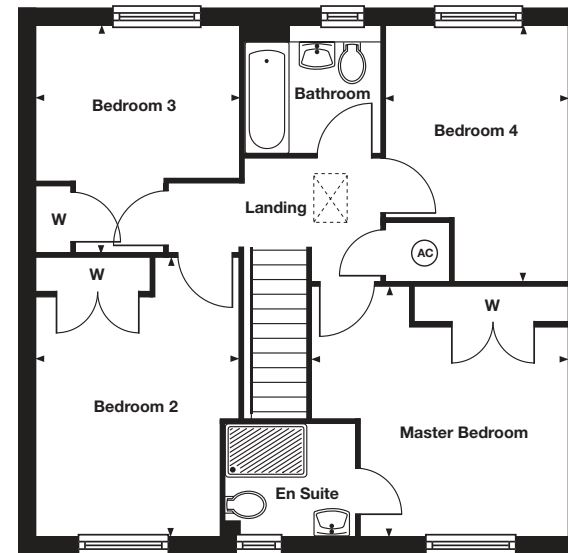
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# The Shelford Use of space



## Ground Floor

Kitchen	4.02m x 3.19m	13'2" x 10'6"
Living Room	4.69m x 3.84m	15'5" x 12'7"
Dining Area	3.98m x 2.81m	13'1" x 9'3"
Study	2.61m x 2.07m	8'7" x 6'9"



## First Floor

Master Bedroom	3.84m x 3.73m	12'7" x 12'3"
Bedroom 2	4.19m x 3.04m	13'9" x 10'0"
Bedroom 3	3.40m x 3.06m	11'2" x 10'0"
Bedroom 4	3.86m x 2.72m	12'8" x 8'11"

Please note: \*Optional extra. Please ask our Sales Executive for 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. TWSW 67553 September 2021.



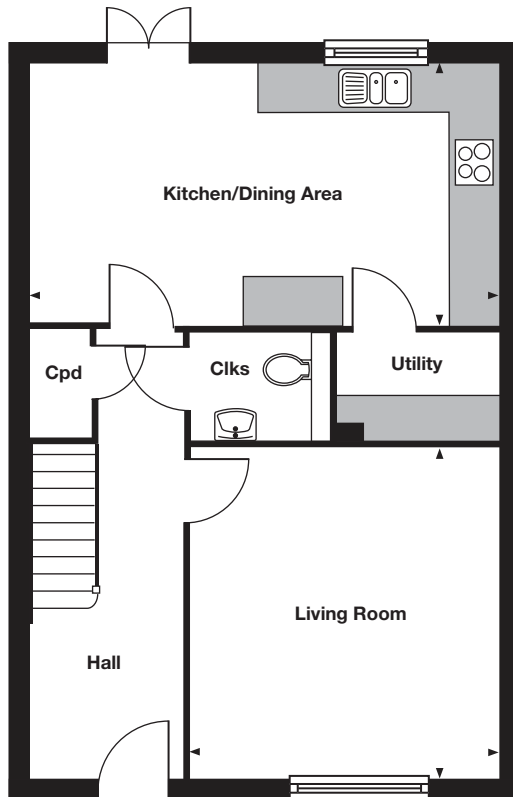
The Petford is a delightful detached home, perfect for today's busy family lifestyles.

The heart of the home is the light and airy kitchen/dining area, with French doors to the rear garden and an adjoining utility room. For relaxing, there is a separate living room, and the ground floor also includes a useful storage cupboard and a cloakroom.

Upstairs, you'll find two spacious double bedrooms, one with an en suite shower room, and a further two bedrooms, either of which would make an ideal home office or hobbies room. The stylish family bathroom completes the picture.

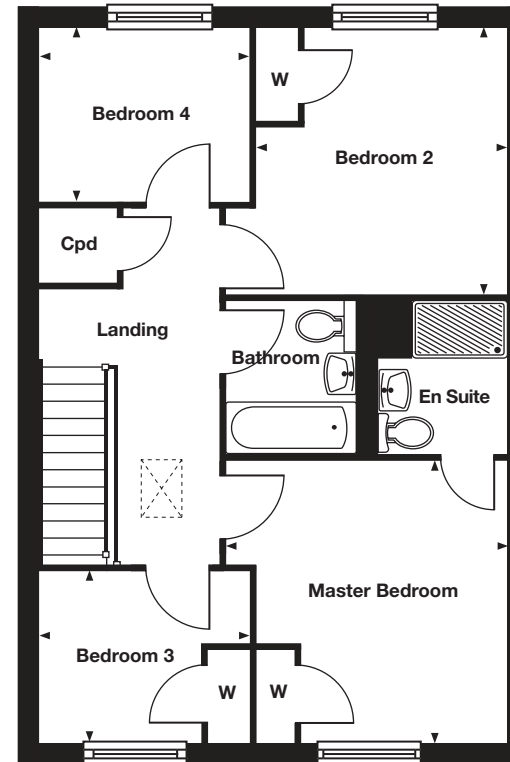


# The Petford Use of space



## Ground Floor

Kitchen/Dining Area  
6.10m x 3.38m    20'0" x 11'0"  
Living Room  
4.33m x 3.96m    14'2" x 13'0"



## First Floor

Master Bedroom  
3.67m x 3.26m    12'0" x 10'7"  
Bedroom 2  
3.46m x 3.26m    11'4" x 10'7"  
Bedroom 3  
2.75m x 2.22m    9'0" x 7'3"  
Bedroom 4  
2.74m x 2.26m    9'0" x 7'4"



Enjoy contemporary living in The Midford, a lovely 4 bedroom home where comfort meets style.

On the ground floor you will find the living room and the open plan kitchen/dining area, with French doors to the rear garden making a real feature of this space. A downstairs cloakroom, utility room and storage cupboard complete the ground floor.

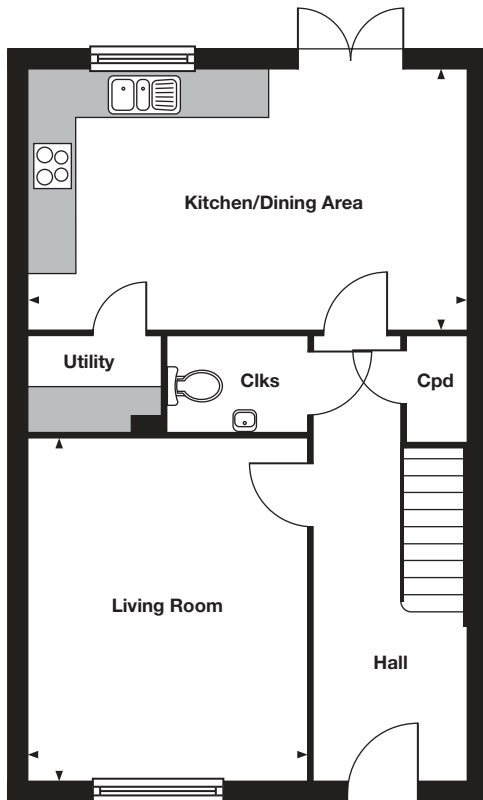
There are four bedrooms on the first floor, two of which are doubles. The master bedroom boasts an en suite shower room, while the master bathroom serves the remaining bedrooms.

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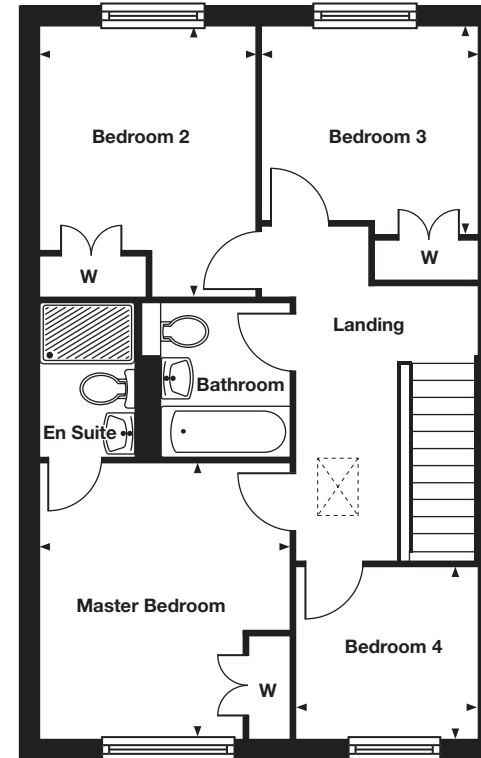
# The Midford 4 bedroom home



## Ground Floor

Kitchen/Dining Area  
5.71m x 3.38m 18'9" x 11'1"

Living Room  
4.49m x 3.62m 14'9" x 11'11"



## First Floor

Bedroom 1  
3.61m x 3.27m 11'10" x 10'9"

Bedroom 2  
3.53m x 2.81m 11'7" x 9'3"

Bedroom 3  
2.81m x 2.52m 9'3" x 8'3"

Bedroom 4  
2.35m x 2.23m 7'9" x 7'4"





With a carefully considered layout, The Easedale is a wonderful 3 bedroom home.

The kitchen/dining area is ideal for sit down meals and the separate spacious living room with its French doors to the rear garden is a welcoming space. The downstairs cloakroom adds a touch of convenience.

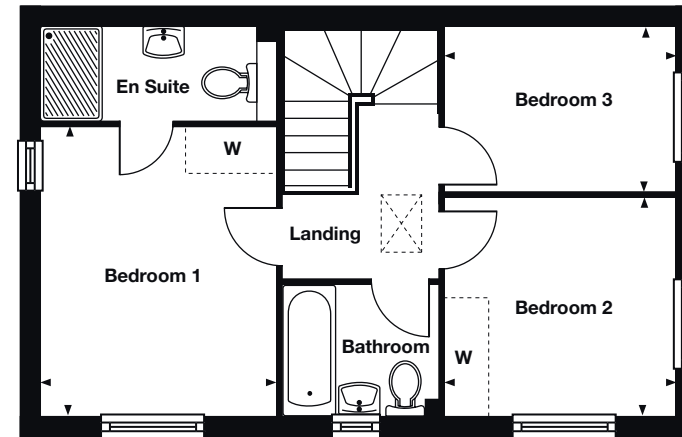
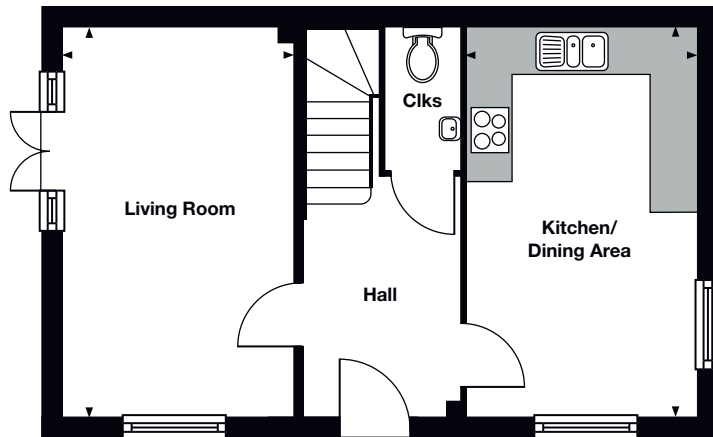
Upstairs are three lovely bedrooms and the master bathroom. The master bedroom has the added luxury of an en suite shower room.

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# The Easedale Use of space



## Ground Floor

Kitchen/Dining Area  
5.10m x 3.02m 16'9" x 9'11"  
Living Room  
5.10m x 3.02m 16'9" x 9'11"

## First Floor

Bedroom 1  
3.78m x 3.08m 12'5" x 10'1"  
Bedroom 2  
3.02m x 2.86m 9'11" x 9'5"  
Bedroom 3  
3.02m x 2.15m 9'11" x 7'1"