

**Taylor  
Wimpey**

*Find your way around*

# THE GRANGE


—  
NEWTON | PORTHCAWL

Get to know  
**THE GRANGE**

**NEWTON | PORTHCAWL**

Located in the sought after village of Newton, The Grange offers a range of beautiful 3 and 4 bedroom new homes in a range of contemporary styles. It's the perfect place to settle down by the seaside.


**4 BEDROOM HOMES**

-  **The Stanford**  
4 bedroom home  
Plot: 17


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-  **The Ransford**  
4 bedroom home  
Plots: 1, 3, 38, 40 & 46


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-  **The Wortham**  
4 bedroom home  
Plots: 4-6, 20, 21, 32, 34, 35 & 52


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-  **The Dunham**  
4 bedroom home  
Plots: 7, 33, 39, 41, 47, 48 & 51


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-  **The Manford**  
4 bedroom home  
Plots: 2, 16, 36, 37, 42, 49, 53 & 56

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-  **The Trusdale**  
4 bedroom home  
Plot: 57

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-  **The Midford**  
4 bedroom home  
Plots: 10, 14, 15, 22, 43, 45, 50, 54 & 55


**3 BEDROOM HOMES**

-  **The Easedale**  
3 bedroom home  
Plots: 8, 13 & 44

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-  **The Gosford**  
3 bedroom home  
Plots: 9, 11, 12, 18, 19 & 31

**1 BEDROOM HOMES**

-  **1 bedroom home\***  
Plots: 23-30

ah/r = Affordable homes - rented  
BCP = Bin collection point  
V = Visitor Parking  
▶ = Garage  
SuDS = Sustainable drainage system



DEVELOPMENT BY OTHER

EXISTING RESIDENTIAL

ALLOTMENTS



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 66638/February 2022.

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# THE STANDFORD

4 BEDROOM HOME

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# THE STANDFORD

A four bedroom home with ample space for couples or growing families. The entrance lobby leads to a lounge, an open plan kitchen/breakfast room and a study. A family dining room with French doors opens onto the garden. A utility and under stairs storage completes the ground floor. On the first floor, bedroom one with an en suite, two further spacious bedrooms, one with ensuite, and a fourth bedroom and main bathroom.

## GROUND FLOOR



<b>Lounge</b>	3.66m × 4.96m	12' 0" × 16' 3"
<b>Kitchen (max.)</b>	6.32m × 3.80m	20' 9" × 12' 6"
<b>Dining</b>	3.66m × 2.72m	12' 0" × 8' 11"
<b>Study</b>	2.54m × 2.92m	8' 4" × 9' 7"

## FIRST FLOOR



<b>Bedroom 1</b>	3.72m × 3.83m	12' 3" × 12' 7"
<b>Bedroom 2</b>	2.75m × 3.52m	9' 0" × 11' 7"
<b>Bedroom 3 (max.)</b>	4.06m × 3.47m	13' 4" × 11' 5"
<b>Bedroom 4 (max.)</b>	3.72m × 3.06m	12' 3" × 10' 1"



\* 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. TWSW 66638/November 2021.

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[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)

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# THE RANSFORD

4 BEDROOM HOME

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# THE RANSFORD

The Ransford is a substantial double fronted four bedroom home, perfect for flexible living. A large dual aspect living room and kitchen/dining room, both with French doors out to the garden, make up most of the downstairs. A study, cloakroom and under stairs storage complete the ground floor. Upstairs, the landing leads to a well proportioned bedroom one with an en suite, three further spacious bedrooms, one with en suite and a main bathroom.

## GROUND FLOOR



<b>Lounge</b>	3.84m × 7.10m	12' 7" × 23' 4"
<b>Kitchen/Dining</b>	6.60m × 3.47m	21' 8" × 11' 5"
<b>Study</b>	3.84m × 2.48m	12' 7" × 8' 2"

## FIRST FLOOR



<b>Bedroom 1</b>	3.92m × 3.54m	12' 11" × 11' 7"
<b>Bedroom 2</b>	3.25m × 3.54m	10' 8" × 11' 7"
<b>Bedroom 3 (min.)</b>	2.80m × 2.82m	9' 2" × 9' 3"
<b>Bedroom 4</b>	3.84m × 2.24m	12' 7" × 7' 5"



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# THE WORTHAM

4 BEDROOM HOME

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# THE WORTHAM

The Wortham is a four bedroom house with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen/dining room with adjoining utility and double doors leading to a separate living room. The ground floor is completed with a guest cloakroom. On the first floor is the en suite main bedroom, 3 further double bedrooms and a main bathroom.

## GROUND FLOOR



<b>Lounge</b>	3.57m x 5.75m	11' 9" x 18' 10"
<b>Kitchen/Dining</b>	6.48m x 3.34m	21' 3" x 10' 11"

## FIRST FLOOR



<b>Bedroom 1 (max.)</b>	3.60m x 4.78m	11' 10" x 15' 9"
<b>Bedroom 2</b>	4.13m x 3.10m	13' 7" x 10' 2"
<b>Bedroom 3</b>	3.03m x 3.41m	10' 0" x 11' 3"
<b>Bedroom 4</b>	3.41m x 3.02m	11' 2" x 9' 11"



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# THE DUNHAM

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# THE DUNHAM

The Dunham is a traditional four bedroom family home with an integral garage. From the hall you can access a spacious living room, and the well-sized kitchen/dining area which opens through French doors to the garden. The ground floor is completed by a WC and under stairs storage.

The upstairs layout consists of four large bedrooms, including bedroom one with an en suite, a family bathroom and further storage space.

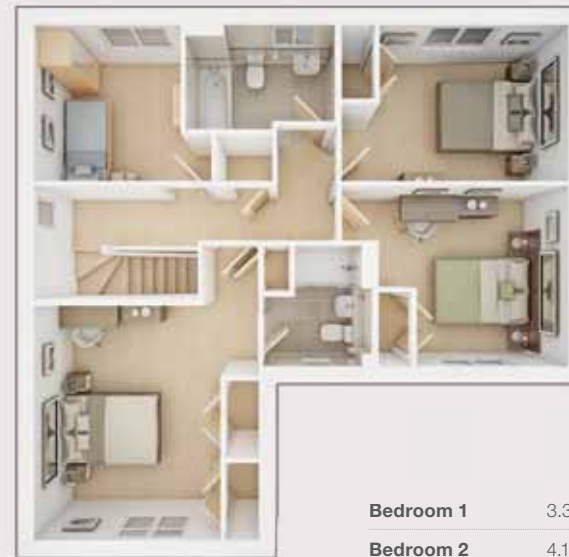
## GROUND FLOOR



**Lounge (max.)**  
4.06m x 4.22m      13' 4" x 13' 10"

**Kitchen/Dining (max.)**  
6.51m x 3.85m      21' 4" x 12' 8"

## FIRST FLOOR



<b>Bedroom 1</b>	3.37m x 4.24m	11' 1" x 13' 11"
<b>Bedroom 2</b>	4.11m x 2.83m	13' 6" x 9' 4"
<b>Bedroom 3</b>	3.44m x 3.28m	11' 3" x 10' 9"
<b>Bedroom 4</b>	2.65m x 2.83m	8' 9" x 9' 4"



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# THE MANFORD

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# THE MANFORD

The Manford is a traditional 4 bedroom home. The entrance hallway leads to a kitchen/dining room, which has French doors to the rear garden. A living room and a separate study are found at the front of the property, while there's also a guest cloakroom. Bedroom one with an en suite and three further well proportioned bedrooms are found upstairs, along with a main bathroom.

## GROUND FLOOR



<b>Lounge</b>	3.88m x 4.74m	12' 9" x 15' 7"
<b>Kitchen/Dining</b>	8.11m x 2.88m	26' 7" x 9' 6"
<b>Study</b>	2.10m x 2.65m	6' 11" x 8' 8"

## FIRST FLOOR



<b>Bedroom 1 (max.)</b>	3.88m x 3.03m	12' 9" x 9' 11"
<b>Bedroom 2 (max.)</b>	3.09m x 3.33m	10' 2" x 10' 11"
<b>Bedroom 3 (max.)</b>	3.03m x 3.66m	10' 0" x 12' 0"
<b>Bedroom 4 (max.)</b>	2.75m x 3.28m	9' 0" x 10' 9"



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# THE TRUSDALE

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# THE TRUSDALE

The Trusdale is a four bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to an open plan kitchen/dining area with utility space, and a living room opening through French doors to the garden. Upstairs, bedroom one has an en suite shower room, and there is also a further three bedrooms as well as a family bathroom.

## GROUND FLOOR



<b>Lounge</b>	3.46m x 6.09m	11' 4" x 20' 0"
<b>Kitchen/Dining (max.)</b>	3.58m x 6.09m	11' 9" x 20' 0"

## FIRST FLOOR



<b>Bedroom 1</b>	3.52m x 3.03m	11' 7" x 9' 11"
<b>Bedroom 2 (max.)</b>	3.64m x 2.95m	11' 11" x 9' 8"
<b>Bedroom 3</b>	2.51m x 3.05m	8' 3" x 10' 0"
<b>Bedroom 4 (max.)</b>	3.54m x 2.25m	11' 7" x 7' 5"



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# THE MIDFORD

4 BEDROOM HOME

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# THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the well proportioned four bedroom Midford. A spacious kitchen/dining room leads through French doors to the garden, and a handy utility room provides a useful space for laundry. A separate living room and a guest cloakroom complete the ground floor layout. Bedroom one with an en suite is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

## GROUND FLOOR



<b>Lounge</b>	3.62m x 4.49m	11' 11" x 14' 9"
<b>Kitchen/Dining</b>	5.71m x 3.38m	18' 9" x 11' 1"

## FIRST FLOOR



<b>Bedroom 1</b>	3.27m x 3.61m	10' 9" x 11' 10"
<b>Bedroom 2</b>	2.81m x 3.53m	9' 3" x 11' 7"
<b>Bedroom 3 (min.)</b>	2.81m x 2.52m	9' 3" x 8' 3"
<b>Bedroom 4</b>	2.35m x 2.23m	7' 9" x 7' 4"



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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 bedroom one with an en suite, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

## GROUND FLOOR



<b>Lounge</b>	3.02m × 5.10m	9' 11" × 16' 9"
<b>Kitchen/Dining</b>	2.95m × 5.10m	9' 8" × 16' 9"

## FIRST FLOOR



<b>Bedroom 1</b>	3.08m × 3.78m	10' 1" × 12' 5"
<b>Bedroom 2</b>	2.95m × 2.86m	9' 8" × 9' 5"
<b>Bedroom 3</b>	2.95m × 2.15m	9' 8" × 7' 1"



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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 bedroom one with an en suite, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

## GROUND FLOOR



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

## FIRST FLOOR



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



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# THE GRANGE. A VERY SPECIAL PLACE TO BE

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A warm welcome to The Grange.

Located in the sought after village of Newton in Porthcawl, The Grange offers a range of beautiful 3 and 4 bedroom new homes in a range of contemporary styles. It's the perfect place to settle down by the seaside.

## MAKE YOURSELF AT HOME

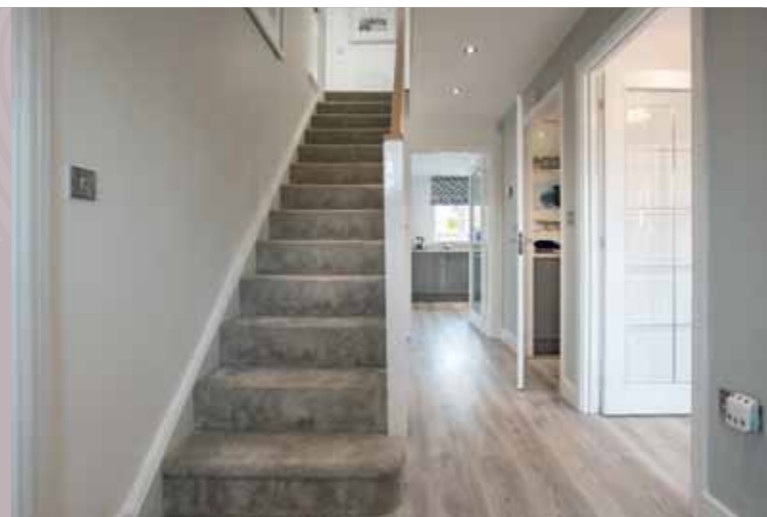
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From the first time you open the front door, you know this is somewhere you can call home.

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.

# LIVE IN PORTHCAWL

The beachside town of Porthcawl lies on the south coast of Wales, with its sandy beaches and picturesque views. For those who enjoy spending time by the sea, you'll be spoilt for choice with 7 beaches in the area to choose from. Along the coast you'll also find Porthcawl Promenade. With its many cafes, bars and restaurants, there's something for the whole family to enjoy.

In town you'll be greeted with a relaxed and welcoming atmosphere, and the charming traditional high street is home to a wide variety of shops and amenities.

There's also an active local community to immerse yourself in, with clubs and sports groups including surfing, roller skating, golf, football and a male voice choir.



Croeso Porthcawl sign on main road



Community playground next to church.

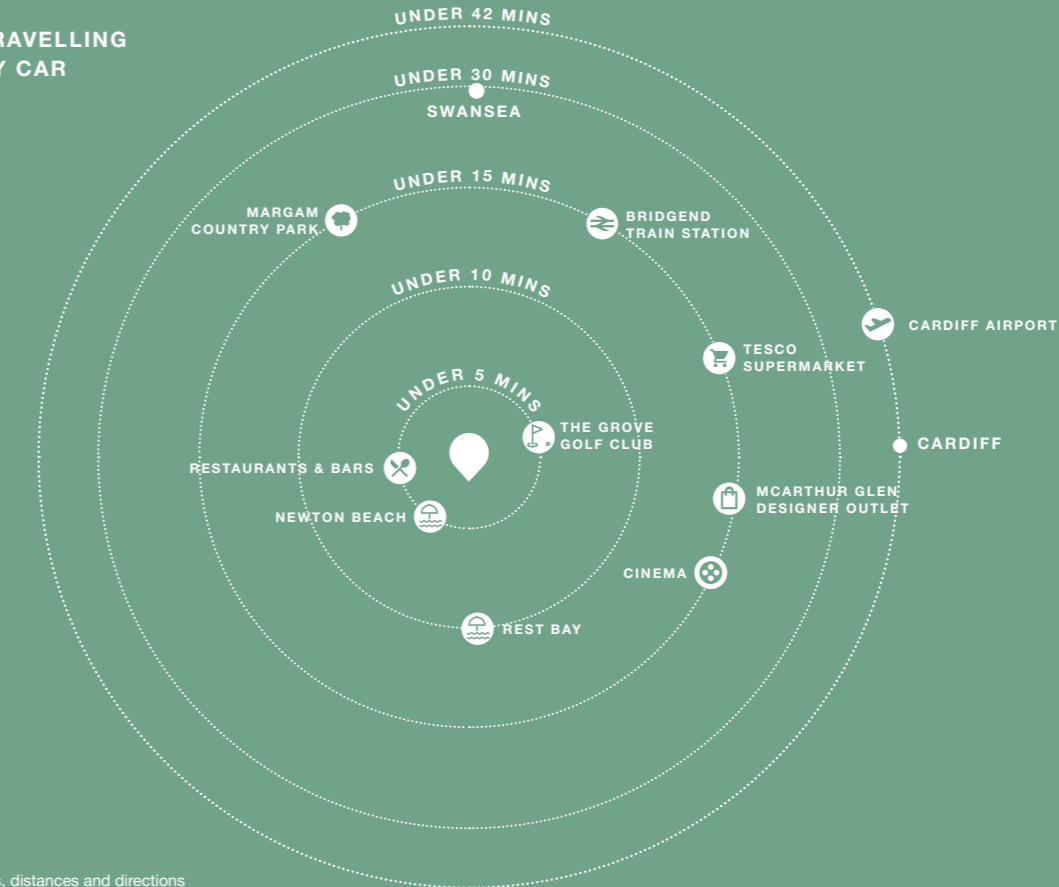


Jolly Sailor public house – next to pub and allotments

# THE PERFECT PLACE TO BE

The Grange is perfectly located to explore the area and further afield. The M4 is just a short drive away and the frequent bus services include stops that run through Bridgend, Cowbridge and Cardiff. Bridgend train station is also close to home and provides quick services to cities such as Cardiff, Swansea, London and Manchester.

## TRAVELLING BY CAR



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



Beach at Trecco Bay



Porthcawl promenade



Rest Bay Watersports Centre





## 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 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](http://taylorwimpey.co.uk) and view our handy Homebuyer Guides.



# FROM LOOKING ROUND TO MOVING IN...



## THE GRANGE

Church Street  
Newton  
Porthcawl  
CF36 5PD

## CONTACT US ON

01656 330 335

## SATNAV

CF36 5PD

Instagram #taylorwimpey

Twitter @TaylorWimpey

Facebook taylorwimpey

taylorwimpey.co.uk

### FROM THE M4 (EAST):

- At junction 37, take the A4229 exit to Porthcawl.
- Take the 1st exit onto A4229.
- At the roundabout, take the 2nd exit and stay on A4229.
- At the next roundabout, take the 3rd exit and stay on A4229.
- At the next roundabout, take the 1st exit onto Newton Nottage Rd/A410.
- At the next roundabout, take the 3rd exit onto Bridgend Road.
- Take the second left onto Clevis Crescent.
- Turn left onto Church Street.
- Destination will be on your left.

### FROM THE M4 (WEST):

- At junction 37, take the A4229 exit to Porthcawl.
- Take the 3rd exit onto A4229.
- At the roundabout, take the 2nd exit and stay on A4229.
- At the next roundabout, take the 3rd exit and stay on A4229.
- At the next roundabout, take the 1st exit onto Newton Nottage Rd/A4106.
- At the next roundabout, take the 3rd exit onto Bridgend Road.
- Take the second left onto Clevis Crescent.
- Turn left onto Church Street.
- Destination will be on your left.

