

a development by



WDL Homes

Making a house into your new home

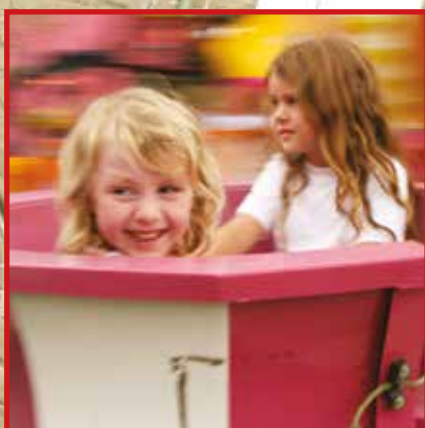


CYFARTHFA MEWS

*A stylish, contemporary development
of 1, 2, 3 & 4 bedroom homes*

The historic town of Merthyr Tydfil is the setting for a superb new Cyfarthfa Mews development by WDL Homes.

Cyfarthfa Mews is a short drive from some of the UK's most stunning countryside and is close to excellent local amenities.





CYFARTHFA MEWS

*A stylish, contemporary development
of 1, 2, 3 and 4 bedroom homes*

Cyfarthfa Mews is a stylish contemporary new development at Old Wynch Fawr Road, Merthyr Tydfil. This phase offers 24 new dwellings which comprise one and two bedroom apartments and 2, 3 and 4 bedroom homes.

Spacious and well-equipped, the individually designed homes at Cyfarthfa Mews provide quality living with the added value that you expect from your new home. And what a location...

Merthyr Tydfil is a town transformed. Investment in its retail centres, schools, workplaces and environment have given Merthyr Tydfil a new lease of life. Infrastructure improvements in road and rail mean Cardiff and Swansea are just 30 minutes away.

The beautiful and dramatic countryside around Merthyr Tydfil is the perfect setting for a wide range of activities and attractions. Days out for all the family can be spent in the local forests and hills at sites such as the Taff Fechan Nature Reserve or at one of the many attractions including: Cyfarthfa Castle Museum and Art Gallery or Brecon Mountain Railway to name just a few.

Cyfarthfa Retail Park and Merthyr Tydfil town centre are within 5 minutes of Cyfarthfa Mews providing a choice of shopping opportunities.

A wide range of sporting facilities are also available within the County Borough including excellent fishing, pony trekking, sailing, windsurfing, cycling and golf as well as indoor sports at the many leisure/community centres.

Cyfarthfa Mews – an ideal setting for your future.

CYFARTHFA MEWS

SITE PLAN



- CHELSEA**
1 Bedroom apartment
- KENSINGTON**
2 Bedroom terrace house
- HOLLYOAK**
2 Bedroom coach house
- BRENON**
2 Bedroom coach house to include ensuite shower room to master bedroom
- FULHAM**
3 Bedroom house to include ensuite shower room to master bedroom
- HARROGATE**
4 Bedroom detached house to include ensuite shower room to master bedroom
- MAYFAIR**
3/4 Bedroom 3 storey town house to include ensuite shower room to master bedroom
- OXFORD**
4 Bedroom 3 storey semi-detached house to include ensuite shower room and dressing area to master bedroom
- SALISBURY**
4 Bedroom 3 storey semi detached house to include ensuite shower room and dressing area to master bedroom



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CHELSEA

1 Bedroom apartment

Ground Floor

Entrance Hall

First Floor

Lounge/Dining/Kitchen

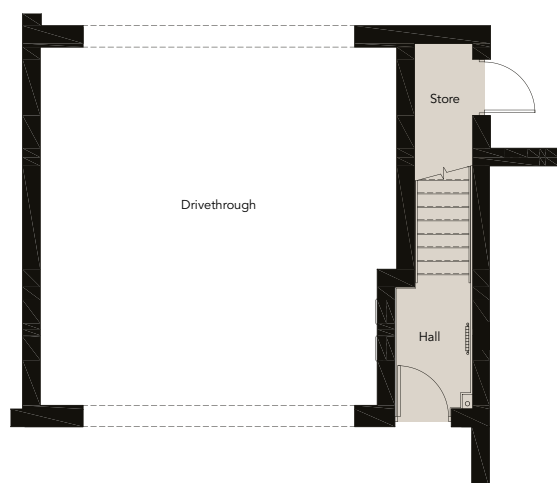
19' 9" x 13' 4" 6.023m x 4.060m

Bedroom

11' 4" x 9' 9" 3.445m x 2.977m

Bathroom

8' 1" x 5' 8" 2.465m x 1.720m



Ground Floor



First Floor

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KENSINGTON

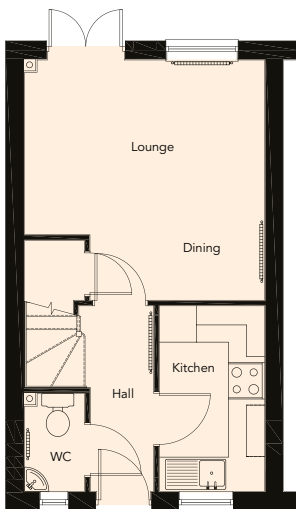
2 Bedroom terrace house

Ground Floor

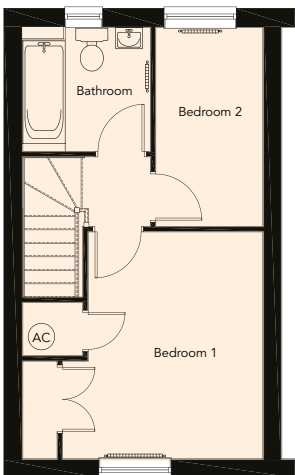
Lounge	
13' 0" x 13' 0"	3.971m x 3.967m
Kitchen	
10' 1" x 5' 9"	3.065m x 1.740m
Cloakroom	
5' 4" x 3' 3"	1.615m x 0.991m

First Floor

Bedroom 1	
12' 4" x 10' 10"	3.752m x 3.309m
Bedroom 2	
10' 9" x 5' 10"	3.284m x 1.769m
Bathroom	
6' 11" x 6' 9"	2.105m x 2.045m



Ground Floor



First Floor

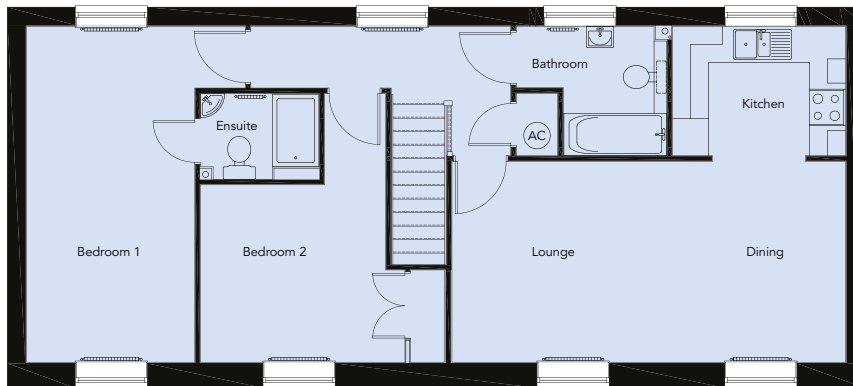


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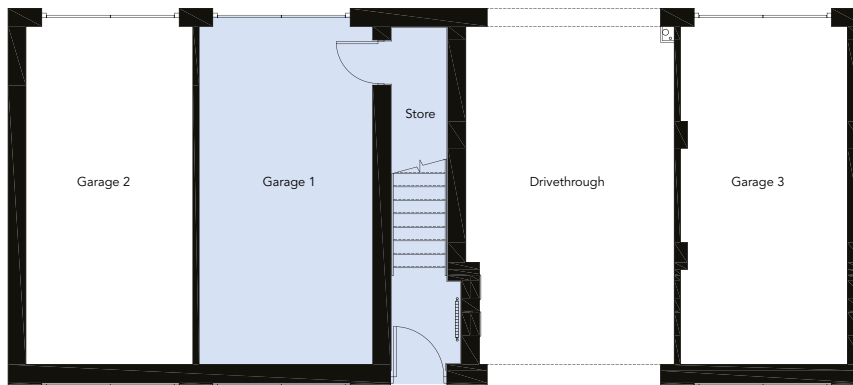


BRENON

2 Bedroom coach house to include ensuite shower room to master bedroom



First Floor



Ground Floor

Ground Floor

Garage
Entrance Hall

First Floor

Lounge/Dining Area
21' 4" x 10' 11" 6.509m x 3.320m
Kitchen
9' 5" x 7' 0" 2.865m x 2.140m
Bedroom 1
18' 3" x 9' 2" 5.553m x 2.782m
En-suite
6' 5" x 4' 8" 1.960m x 1.415m
Bedroom 2
10' 9" x 9' 8" 3.290m x 2.950m
Bathroom
8' 2" x 7' 0" 2.488m x 2.140m

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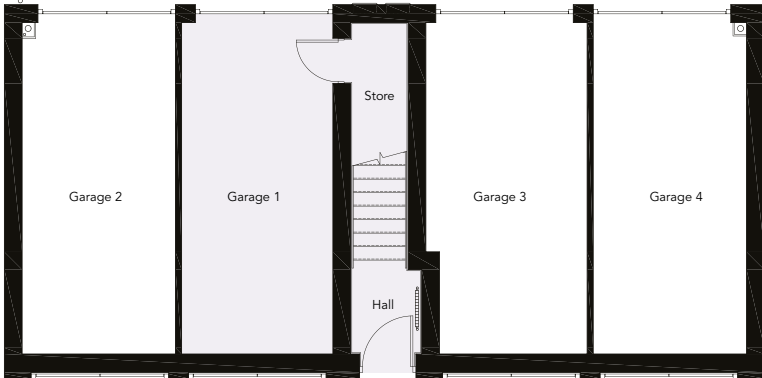


HOLLYOAK

2 Bedroom coach house



First Floor



Ground Floor

Ground Floor
Garage & Entrance Hall

First Floor

Lounge/Dining Area	17' 5" x 11' 6"	5.310m x 3.508m
Kitchen	11' 4" x 6' 0"	3.466m x 1.840m
Bedroom 1	11' 3" x 10' 1"	3.433m x 3.085m
Bedroom 2	11' 3" x 10' 11"	3.433m x 3.328m
Bathroom	10' 6" x 6' 3"	3.200m x 1.915m



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FULHAM

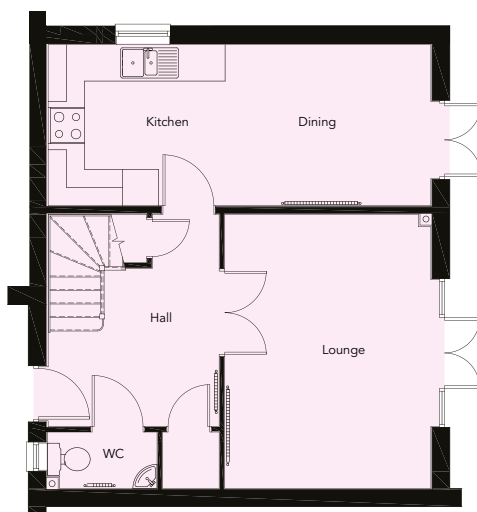
3 Bedroom house to include ensuite shower room to master bedroom

Ground Floor

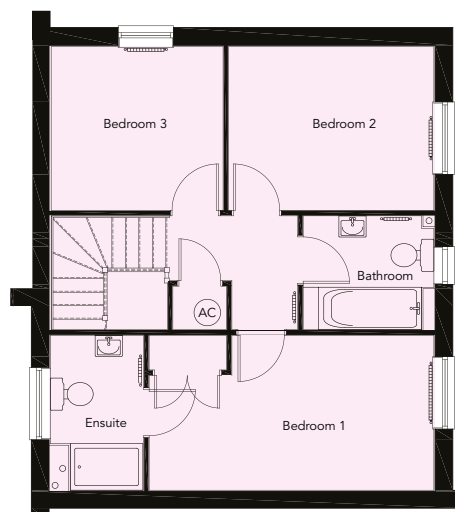
Lounge	14' 9" x 11' 1"	4.520m x 3.390m
Kitchen	20' 9" x 8' 8"	6.350m x 2.650m
Cloakroom	5' 4" x 3' 3"	1.615m x 0.991m

First Floor

Bedroom 1	15' 4" x 8' 8"	4.690m x 2.540m
Bedroom 2	11' 1" x 8' 10"	3.390m x 2.690m
Bedroom 3	9' 4" x 8' 10"	2.850m x 2.690m
Bathroom	8' 8" x 5' 1"	2.540m x 1.550m



Ground Floor



First Floor

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HARROGATE

4 Bedroom detached house to include ensuite shower room to master bedroom

Ground Floor

Lounge
21' 11" x 10' 8" 6.679m x 3.260m

Dining Area
11' 4" x 9' 6" 3.462m x 2.887m

Kitchen
12' 2" x 8' 8" 3.719m x 2.640m

Utility
7' 4" x 5' 2" 2.233m x 1.565m

Cloakroom
4' 10" x 3' 3" 1.475m x 0.980m

First Floor

Bedroom 1
13' 4" x 10' 10" 4.064m x 3.307m

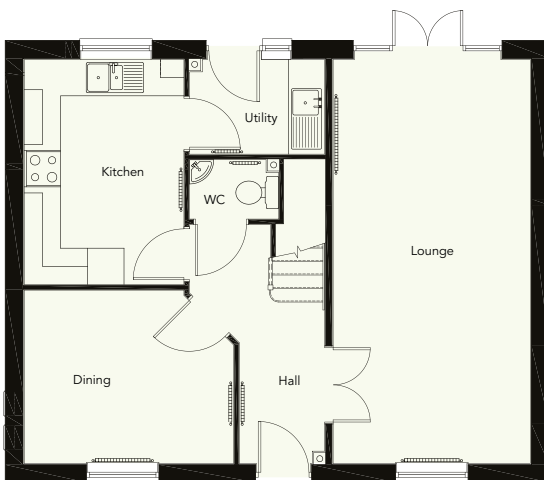
En-suite
7' 5" x 5' 2" 2.272m x 1.565m

Bedroom 2
12' 8" x 7' 10" 3.854m x 2.379m

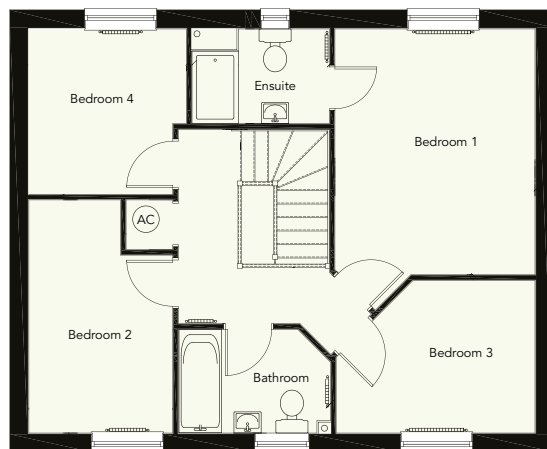
Bedroom 3
10' 9" x 8' 3" 3.287m x 2.522m

Bedroom 4
9' 0" x 8' 6" 2.732m x 2.601m

Bathroom
8' 3" x 5' 8" 2.514m x 1.715m



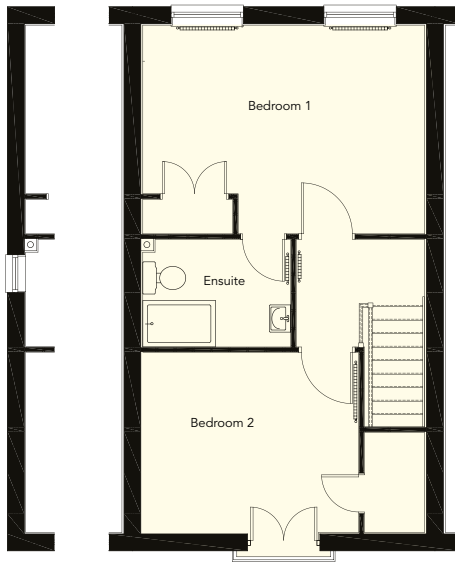
Ground Floor



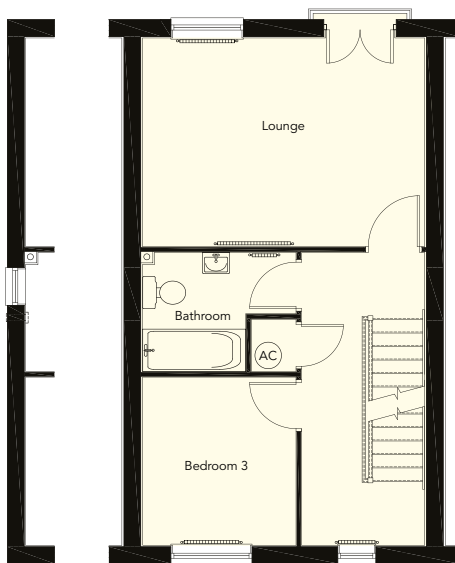
First Floor



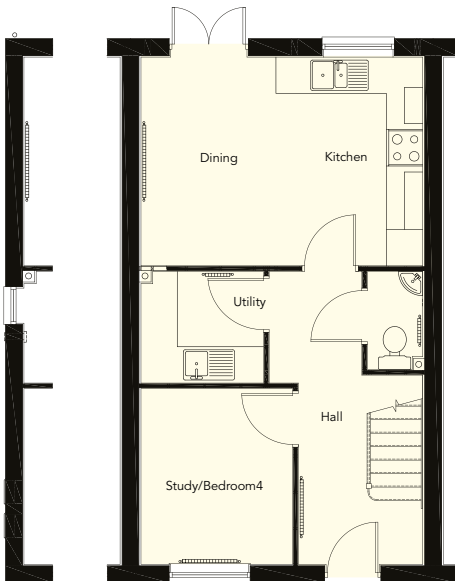
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Second Floor



First Floor



Ground Floor



MAYFAIR

3/4 Bedroom 3 storey town house to include ensuite shower room to master bedroom

Ground Floor

Kitchen/Dining Area	15' 3" x 11' 4"	4.656m x 3.450m
Study	9' 6" x 8' 3"	2.905m x 2.508m
Utility	6' 8" x 6' 1"	2.025m x 1.845m
Cloakroom	5' 4" x 3' 0"	1.620m x 0.912m

First Floor

Lounge	15' 3" x 11' 4"	4.656m x 3.450m
Bedroom 3	9' 1" x 8' 4"	2.780m x 2.533m
Bathroom	8' 4" x 6' 6"	2.533m x 1.970m

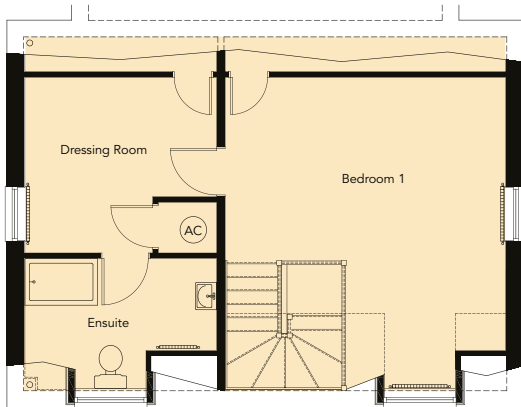
Second Floor

Bedroom 1	15' 3" x 11' 4"	4.656m x 3.450m
En-suite	8' 0" x 5' 10"	2.443m x 1.777m
Bedroom 2	11' 9" x 9' 9"	3.569m x 2.973m

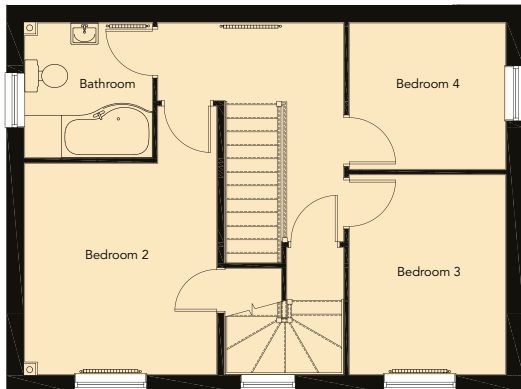


OXFORD

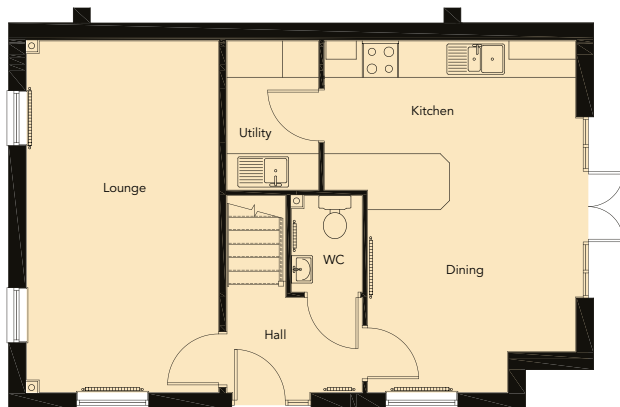
4 Bedroom 3 storey semi-detached house to include ensuite shower room and dressing area to master bedroom



Second Floor



First Floor



Ground Floor

Ground Floor

Lounge	19' 1" x 10' 5"	5.809m x 3.170m
Kitchen/Dining Area	19' 1" x 13' 8"	5.809m x 4.153m
Utility	8' 1" x 5' 0"	2.465m x 1.515m
Cloakroom	5' 3" x 3' 10"	1.593m x 1.170m

First Floor

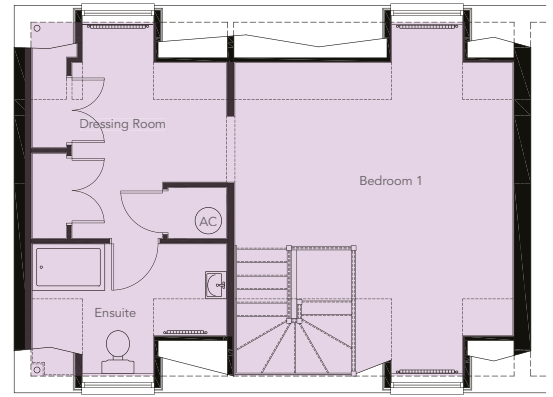
Bedroom 2	14' 7" x 10' 5"	4.436m x 3.170m
Bedroom 3	10' 10" x 8' 6"	3.300m x 2.583m
Bedroom 4	8' 6" x 7' 11"	2.583m x 2.416m
Bathroom	7' 4" x 6' 11"	2.225m x 2.106m

Second Floor

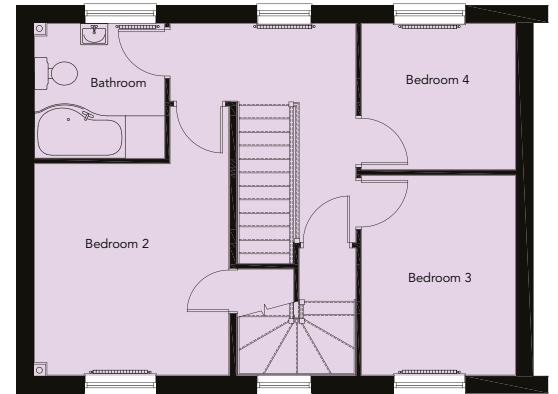
Bedroom 1	15' 3" x 14' 10"	4.636m x 4.511m
Dressing Room	10' 5" x 9' 6"	3.170m x 2.903m
En-suite	10' 5" x 7' 0"	3.170m x 2.144m



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Second Floor



First Floor



Ground Floor

SALISBURY

4 Bedroom 3 storey semi detached house
to include ensuite shower room and dressing area
to master bedroom

Ground Floor

Lounge	19' 1" x 10' 6"	5.809m x 3.212m
Dining Room	10' 4" x 8' 3"	3.151m x 2.526m
Kitchen	13' 7" x 9' 4"	4.140m x 2.840m
Utility	6' 8" x 5' 5"	2.040m x 1.661m
Cloakroom	6' 3" x 2' 11"	1.910m x 0.900m

First Floor

Bedroom 2	14' 7" x 10' 6"	4.436m x 3.212m
Bedroom 3	10' 10" x 8' 4"	3.300m x 2.541m
Bedroom 4	8' 4" x 7' 11"	2.541m x 2.416m
Bathroom	7' 4" x 7' 1"	2.225m x 2.148m

Second Floor

Bedroom 1	18' 11" x 15' 1"	5.769m x 4.594m
Dressing Room	11' 7" x 10' 6"	3.532m x 3.212m
En-suite	10' 6" x 7' 0"	3.212m x 2.144m



SPECIFICATION

All properties on this development are independently surveyed during construction by the NHBC who will issue their ten year new build warranty certificate directly to the purchaser's solicitor upon satisfactory completion of each dwelling. The property is to be constructed in accordance with NHBC Insurance standards of construction. WDL Homes is a NHBC registered builder.

INTERNAL FINISHES

- Walls emulsioned in Gardenia throughout, except family bathroom and ensuite finished in white emulsion
- White gloss paintwork to all timber architraves, skirtings and sills
- 4 panel smooth internal doors, painted white, with polished chrome door furniture
- Skimmed plastered ceilings painted white

KITCHEN

- Choice of quality fitted units
- Single oven with gas hob and extractor hood
- Integrated fridge/freezer and dishwasher (3 & 4 beds only)
- Plumbing for washing machine
- Vinyl tiling kitchen and utility area
- Choice of worktop upstand
- Recessed down lighters
- Designer brassware
- Washer Dryer to all Coachhouses and Chelsea apartment

BATHROOM / ENSUITE / CLOAKROOM (subject to housetype)

- Designer white sanitaryware
- Designer brassware
- Choice of vinyl floor tiling (to family bathroom and ensuite)
- Choice of wall tiling; full tiling to wet walls, half tiling to sanitary walls
- Quality glass shower screen

HEATING

- Gas fired central heating and hot water system
- Thermostatically controlled radiators to all rooms

ELECTRICAL

- Telephone point to lounge, master bedroom and study (where applicable)
- Television point to lounge, master bedroom and study (where applicable)
- Mains operated smoke detectors

EXTERNAL FINISHES

- Painted steel moulded entrance door with decorative glass panel
- PVCu lockable double glazed windows and French windows
- Timber fencing
- Paved patio area
- Landscaped front gardens in accordance with the approved landscape plan
- Turf to rear garden
- External tap (4 bed only)
- Lantern style coach lamp to front door

WARRANTY

- NHBC "Buildmark" 10 year new homes cover



STRUCTURE

- Traditional cavity with outer walls in facing brick and inner insulated blocks. Timber/metal stud partition to internal walls.



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how to find us...
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WDL Homes

Making a house into your new home

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