



GRANT'S MEADOW

TONGWYNLAIS • CARDIFF

A DEVELOPMENT OF TWENTY HIGH SPECIFICATION
4 BEDROOM DETACHED HOMES



WOODSTOCK HOMES

BUILDING YOUR HERITAGE

GRANT'S MEADOW • Grant's Close, Iron Bridge Road, Tongwynlais, Cardiff, CF15 7NG



We don't build fairytale castles, but at Tongwynlais we can offer you the next best thing: views of Castell Coch which looks down from its dramatic hillside location over the Taff gorge and river, the M4 and the road into Cardiff.

Tongwynlais is almost at the crossroads of the M4 at J32 and the A470 but also on the Taff Trail, which offers a quiet route from the buzz of Cardiff Bay to Brecon. So it's a great spot if you like living in a small community but want to have easy access to city life, national road and rail links, and trips abroad from Cardiff International Airport.

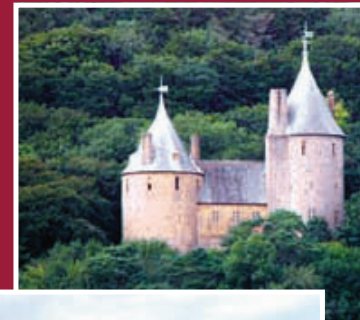
Woodstock Homes is building just twenty, high specification, 4 bedroom homes at Grant's Meadow, on the outskirts of the village. And how many villages these days can boast of its own primary school, two pubs, a post office and fish & chip shop. If the handy village shop doesn't have what you need, you are just a short drive from a choice of superstores and similarly you have a selection of nursery and secondary schools, doctors and dentists and a multiplex cinema. With Cardiff city centre just five miles away you have a selection of the finest shops, restaurants, entertainment and sporting venues – not least the dramatic Millennium Stadium – that this capital city can offer.



The village of Tongwynlais . . .



. . . with Castell Coch in the hillside . . .



. . . and Cardiff with the Millenium Stadium within easy reach



In the heart of spectacular Welsh countryside



IMPORTANT NOTICE: Whilst every effort has been made to ensure accuracy, this brochure has been produced for illustrative purposes only. Information contained herein is provided for guidance and will not form any part of any contract or constitute any offer, representation or warranty. All areas, measurements, layouts and distances are referred to as a guide only. Room dimensions have tolerances and should not be used to determine measurements for appliances or items of furniture. For the purposes of the Property Misdescriptions Act, Woodstock Homes reserves the right to alter and amend specifications and layouts without notice. All photographs and artists' impressions depict typical Woodstock Homes showhomes/layouts and are not necessarily plot specific. Prior to reserving, all matters should be raised and confirmed with the sales representative.



artist's impression

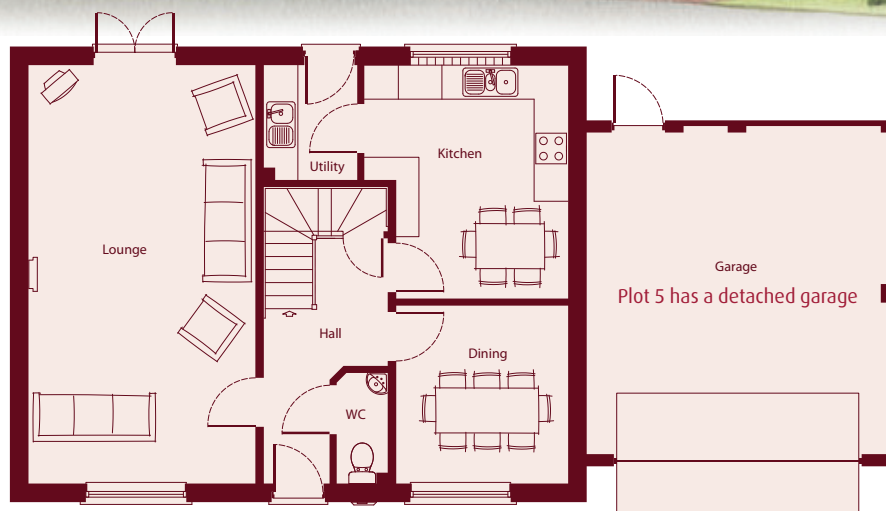
**The Abercarn
4 Bedroom House
Plots 5 and 18**

Ground Floor

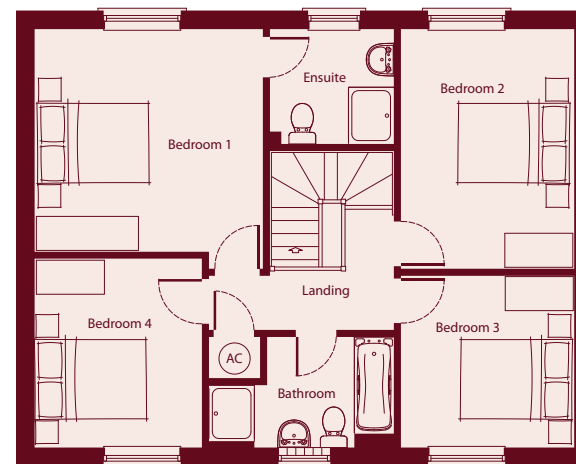
- Lounge** 4000 x 7378mm (13'2" x 24'3")
- Kitchen** 3594 x 4116mm (11'10" x 13'6")
- Dining** 3031 x 3138mm (9'11" x 10'4")

First Floor

- Bedroom 1** 3925 x 4025mm (12'11" x 13'3")
- Bedroom 2** 3056 x 4225mm (10'0" x 13'10")
- Bedroom 3** 3028 x 3056mm (9'11" x 10'0")
- Bedroom 4** 2950 x 3328mm (9'8" x 10'11")



GROUND FLOOR



FIRST FLOOR

The dimensions shown on the floor plans have been taken from the maximum point of measuring and are for guidance only. They are not to be used for carpet sizes, appliance space or items of furniture. Woodstock Homes policy of continuous development may lead to plans and specifications being altered without prior notice at any time.



artist's impression

**The Bala
4 Bedroom House
Plots 3, 8 & 20**

Ground Floor

- Lounge 3553 x 5027mm (11'8" x 16'6")
- Kitchen 3248 x 3699mm (10'8" x 12'2")
- Dining 3013 x 3553mm (9'11" x 11'8")

First Floor

- Bedroom 1 3953 x 4300mm (13'0" x 14'1")
- Bedroom 2 3553 x 3740mm (11'8" x 12'3")
- Bedroom 3 3144 x 3501mm (10'4" x 11'6")
- Bedroom 4 2628 x 3659mm (8'8" x 12'0")



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artist's impression

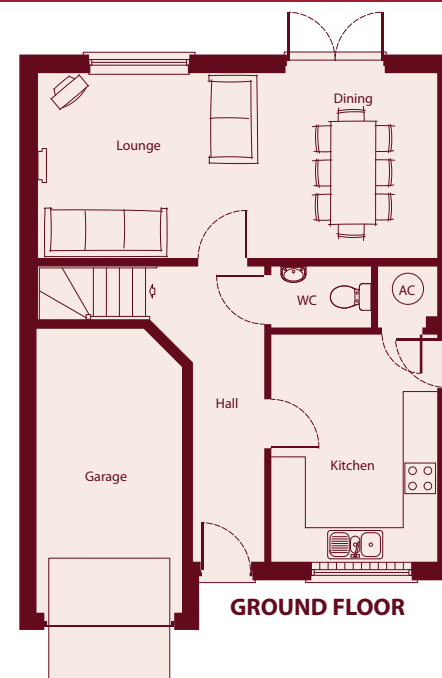
The Castleton
4 Bedroom House
Plots 2, 7, 11, 12, 15 & 16
Ground Floor

Lounge/Dining 3260 x 7040mm (10'8" x 23'1")
 Kitchen 2925 x 4005mm (9'7" x 13'2")

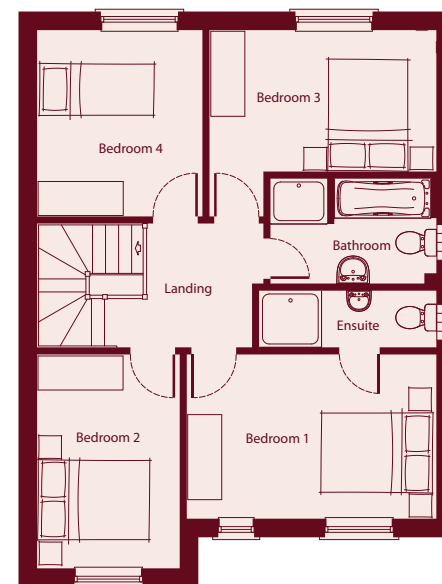
First Floor

Bedroom 1 2896 x 4400mm (9'6" x 14'5")
 Bedroom 2 2515 x 3771mm (8'3" x 12'5")
 Bedroom 3 2494 x 4000mm (8'2" x 13'2")
 Bedroom 4 2915 x 3285mm (9'7" x 10'9")

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GROUND FLOOR



FIRST FLOOR





artist's impression

**The Duffryn
4 Bedroom House**

Plots 1, 4, 6, 9, 10, 13, 14, 17 & 19

Ground Floor

Lounge 3427 x 5015mm (11'3" x 16'6")

Kitchen/Dining 2670 x 5163mm (8'9" x 16'11")

First Floor

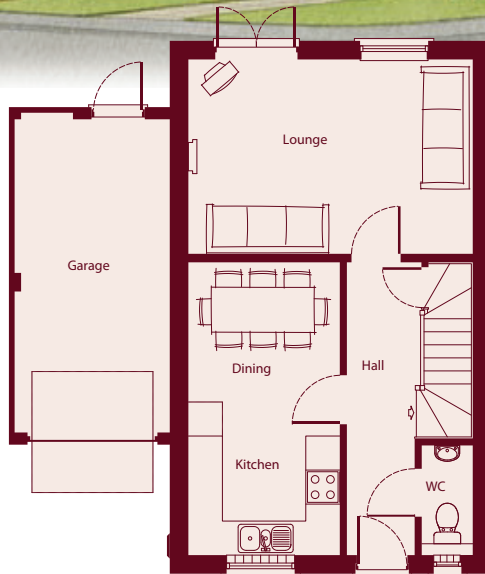
Bedroom 2 2670 x 4300mm (8'9" x 14'1")

Bedroom 3 2670 x 4315mm (8'9" x 14'2")

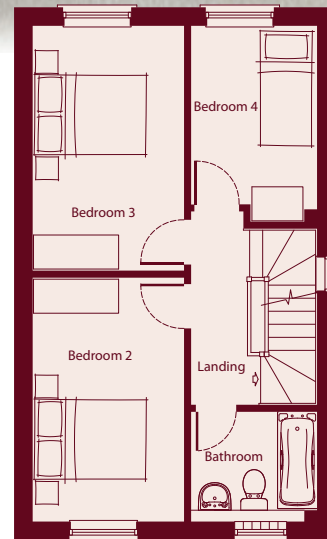
Bedroom 4 2220 x 3452mm (7'3" x 11'4")

Second Floor

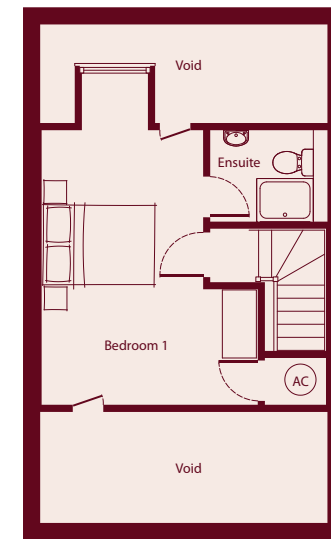
Bedroom 1 3812 x 4842mm (12'6" x 15'11")



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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SPECIFICATION



Woodstock Homes build high quality homes that come with a 10 year NHBC Buildmark Warranty. The homes come with a high specification which as standard includes:

Kitchen and Utility

- Fully fitted kitchen with choice of door and worktop
- Integrated appliances include fridge/freezer and dishwasher
- 5 burner gas range cooker and extractor hood in stainless steel
- Stainless steel 1½ bowl sink with monoblock mixer tap
- Waste disposal unit to sink
- Ceramic floor tiles and tiled splash backs

Lighting and electrics

- Chrome down lighters to kitchens
- Burglar alarm
- TV and phone points to lounge, dining, kitchen and all bedrooms
- TV outlets and wiring suitable for Digital or Satellite TV and wired back to attic
- External lights to front and patio doors

Bathroom and ensuite

- Full height wall tiling to shower areas, half height tiling to all other walls
- Chrome finished dual fuel heated towel rails
- Choice of quality vinyl flooring
- Polished metal framing and glass panels to shower enclosures
- Quality white sanitary fixtures with chrome taps and fittings

Decorative Finishes

- Natural oak finished doors
- Coving to lounge, dining, all bedrooms and landing

Garage

- Electric power and lighting
- Alarmed
- Remote opening electric garage door

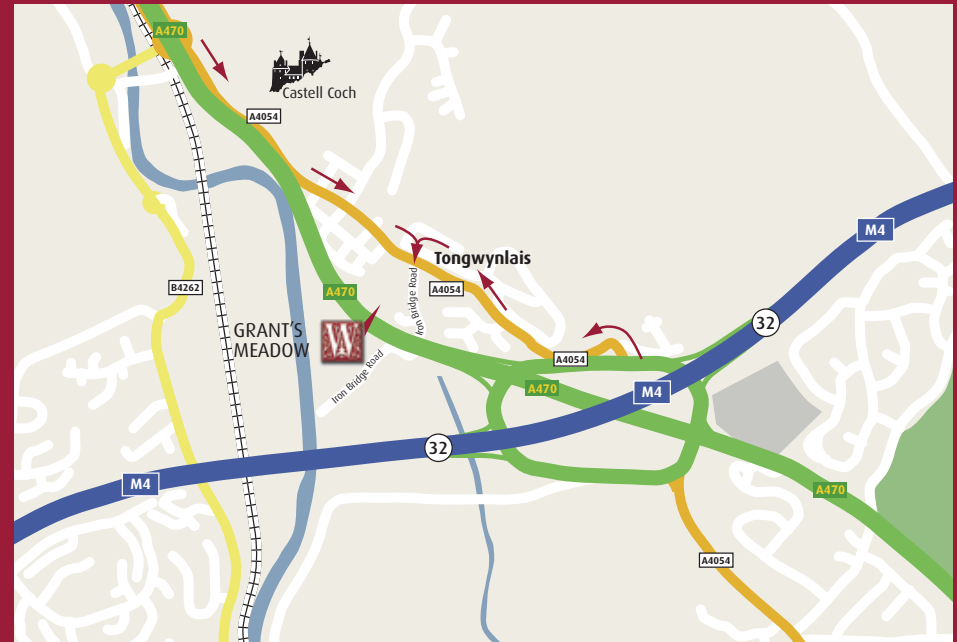
Externals

- Tegular block paviors to drives
- Turfed front and rear gardens with associated planting beds
- Outside tap
- Quality treated timber fencing



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Woodstock Homes build only a relatively small number of new homes each year, so they are as special to us as we hope they are to you.

As the leading homebuilder in the South West and South Wales for well designed and appointed homes we take great care in our overall design and construction, from initial plans to final working techniques.

At each Woodstock location, our homes form a vibrant part of the community and we have an interest and involvement in ensuring a balanced, environmentally sympathetic and high quality approach to every home.

We are small enough to care about every aspect of your new home, yet large enough to deliver high standards and the reassurance of the 'Buildmark' Warranty.

At Woodstock Homes we understand that moving home can, at times, be a stressful experience. However, our experienced team of sales professionals will work to ensure your move is as smooth as possible.

WOODSTOCK HOMES

BUILDING YOUR HERITAGE

0845 224 3109

www.woodstockhomes.co.uk

