



Dôl Werdd

An exclusive collection of 2, 3 and 4 bedroom homes
and 2 bedroom apartments in Plasdŵr, Cardiff



PLASDŴR
GROESWEN



Welcome to Plasdŵr- plots 1 -9

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INTRODUCING DÔL WERDD

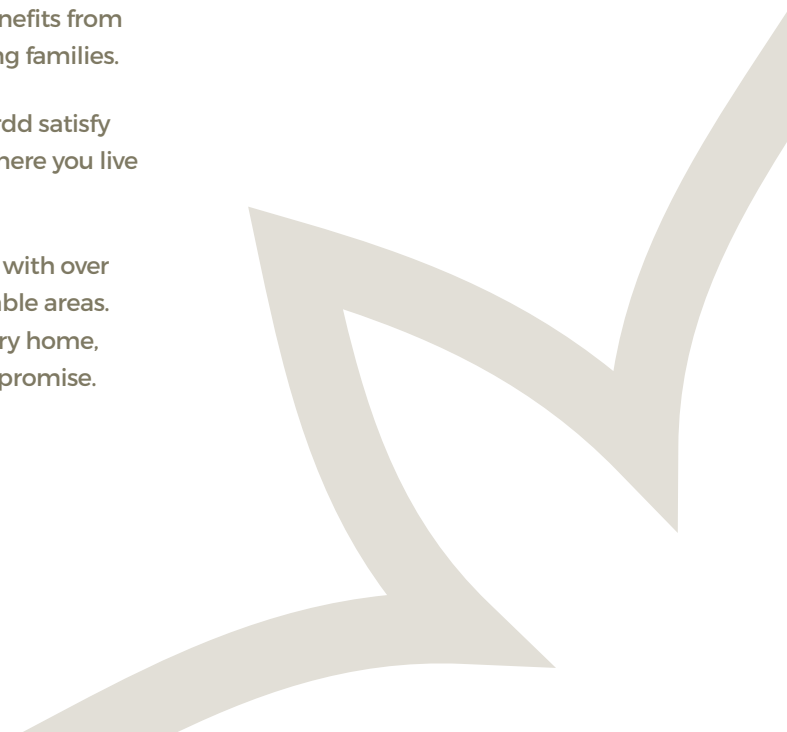
Located within the exciting new Plasdŵr scheme, Cardiff's Garden City, Dôl Werdd is a stunning mix of 2, 3 and 4 bedroom homes, in a prime location on the Llantrisant Road, between Cardiff City Centre and the village of Radyr.

The closest Plasdŵr development to Cardiff city centre, Dôl Werdd is ideal for commuters into the city or northwards towards the South Wales Valleys.

The development enjoys direct bus links and cycle routes to the city centre, is within easy reach of Radyr and Danescourt railway stations, and benefits from a range of excellent schools in the area, highly sought after for growing families.

The outstanding specification of our spacious new homes at Dôl Werdd satisfy the changing needs of today's world, with the emphasis on enjoying where you live and providing excellent access to the local infrastructure.

This distinctive new development is brought to you by Lewis Homes, with over 45 years of creating stylish contemporary homes for all ages in desirable areas. We pride ourselves on individual care and attention to detail for every home, providing exceptional standards of design and quality with no compromise.







PLASDŴR LIFE

Situated in the Groeswen neighbourhood of Plasdŵr, Dôl Werdd will provide a community to be proud of, benefitting from the existing advantages of this superb location but also the future landscape and facilities of the Garden City development for the 21st Century.

Combining the very best of town and country, Plasdŵr has been modelled on the original garden city movement's principles of 'fresh air, sunlight, breathing and playing room.' The development has been planned to fit with the natural topography of the area and up to 40% will be green space, including managed heritage woodland, parks and play areas.

The final development will comprise shops, offices, health and leisure centres, pubs and restaurants together with four new primary schools and a secondary school, all within walking distance of the development.

Footpaths, cycleways and roads have been designed to take you through every area of Plasdŵr safely and easily and three new super cycleways will connect cyclists to the neighbouring Taff and Ely Trails.

Dôl Werdd will provide a community to be part of and proud of, from the comfort of your stunning new home, where the best of town and country will emerge to create the way you want to live every day.



RADYR/CARDIFF

To the north of Dôl Werdd lies the suburban village of Radyr, with a convenience store and a range of independent shops, cafés and restaurants. For those seeking an active lifestyle, Radyr's leisure amenities include Radyr Golf Club, tennis and bowls clubs and a wide range of sports clubs and activities, including music and drama groups and societies.

Less than four miles from your new home, Cardiff is rich in culture, sport, entertainment and shopping experiences for all ages. The Welsh Capital's city centre is rich in heritage venues such as Cardiff Castle and the National Museum of Wales, and the city and bay are home to world-class cultural and sporting events at the iconic venues of the Principality Stadium and the Wales Millennium Centre.

For a diverse shopping experience, St David's Dewi Sant is home to over 200 outlets, whilst the Victorian arcades are bursting with independent boutiques, cafés and bars. In the evening, the city and bay provide endless entertainment and eating experiences, with a choice of theatres and multi-screen cinemas, friendly bars and top class restaurants.

Spectacular parks and green spaces abound throughout the City, including the extensive castle grounds of Bute Park and Coopers Field and the wide open spaces of Llandaff Fields, providing the perfect opportunity to relax or enjoy outdoor pursuits. Further afield, the awe-inspiring scenery of the Brecon Beacons to the North and the Heritage coastline to the South West are within easy reach.





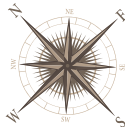
Plots 51 -56

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LLANTRISANT ROAD

KEY

- The Camara
- The Hyatt (A)
- The Hyatt (B)
- The Oxbridge (A)
- The Oxbridge (B)
- The Berkley
- The Bridgewater
- 2 Bedroom Apartments
- Affordable Housing



Important Information

Room sizes: as the properties have yet to be built, it should be noted that the dimensions of rooms, as shown on the layouts are approximate only and it may be necessary from time to time to amend the building height of the properties to suit the plot contours as sympathetically as possible, again this will be at Lewis Homes discretion. Boundaries: it may prove necessary from time to time to adjust the boundaries of certain plots and this will again at all times be at Lewis Homes discretion. All boundaries will, however be clearly defined on your pre-contract plan. Level of Plots: whereas the levels of all plots will be treated as sympathetically as possible by the developer, the actual levels and contours of the plots will of necessity at all times be at Lewis Homes discretion.

THE BRIDGEWATER

4 bedroom townhouse

FLOOR AREA

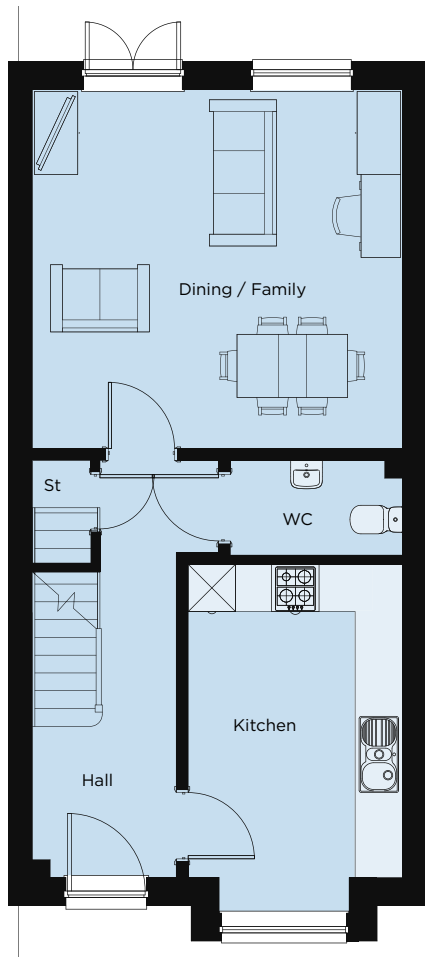
1,548 - 1,564 ft² (143.8 - 145.3 m²)



Computer generated image of Plot 8

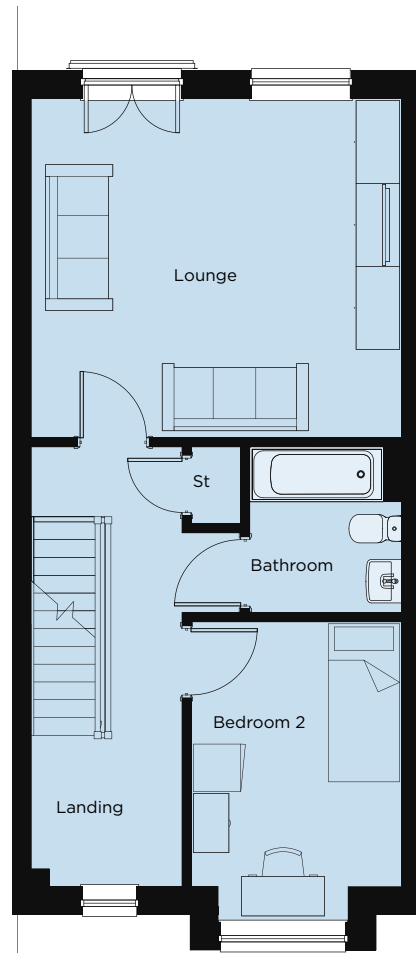
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THE BRIDGEWATER - PLOTS 6 & 8



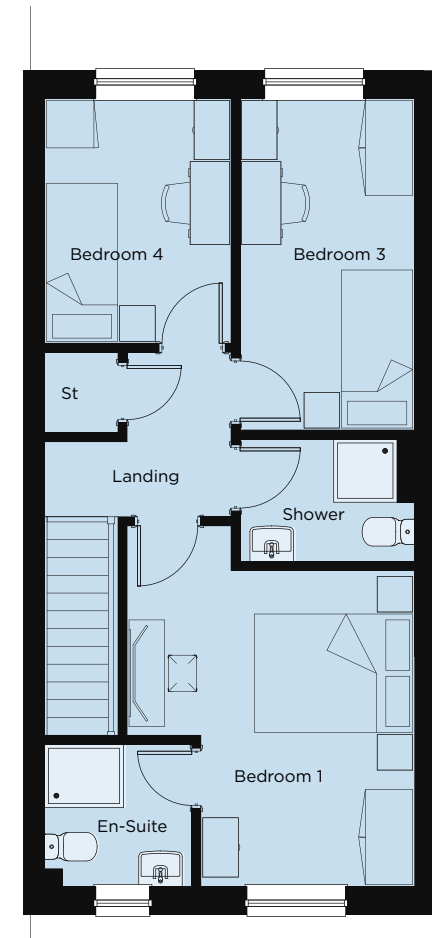
GROUND FLOOR

Kitchen	3.97m x 2.74m	13'0" x 9'0"
Dining / Family	4.68m x 4.54m	15'4" x 14'11"
WC	2.20m x 1.23m	7'3" x 4'0"



FIRST FLOOR

Lounge	4.68m x 4.31m	15'4" x 14'2"
Bedroom 2	3.36m x 2.67m	11'0" x 8'9"
Bathroom	2.13m x 1.92m	7'0" x 6'4"



SECOND FLOOR

Bedroom 1	4.00m x 3.64m*	13'1" x 11'11"*
Bedroom 3	4.22m x 2.21m	13'10" x 7'3"
Bedroom 4	3.10m x 2.39m	10'2" x 7'10"
Shower	2.28m x 1.58m	7'6" x 5'2"

* = maximum dimension

THE BRIDGEWATER

4 bedroom townhouse

FLOOR AREA

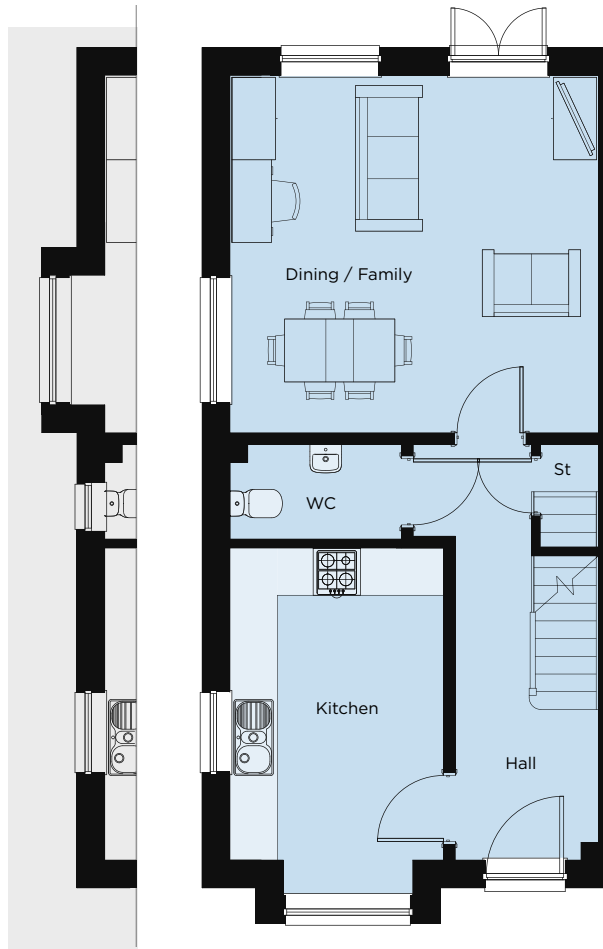
1,548 - 1,564 ft² (143.8 - 145.3 m²)



Computer generated image of Plot 7

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THE BRIDGEWATER - PLOTS 7 & 9

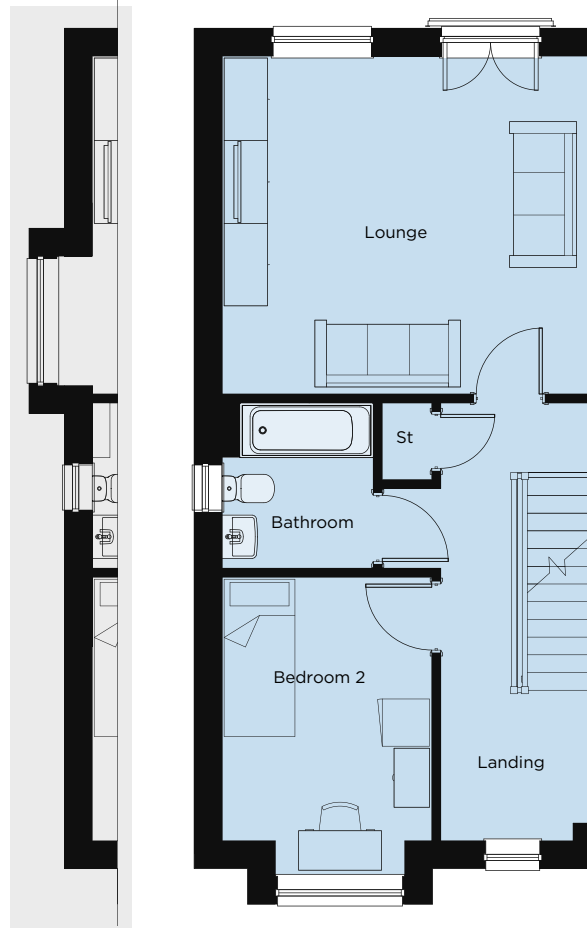


PLOT 7
PLOT 9 BAY VARIANT

GROUND FLOOR

Kitchen	3.97m x 2.74m	13'0" x 9'0"
Dining / Family*	4.68m x 4.54m	15'4" x 14'11"
WC	2.20m x 1.23m	7'3" x 4'0"

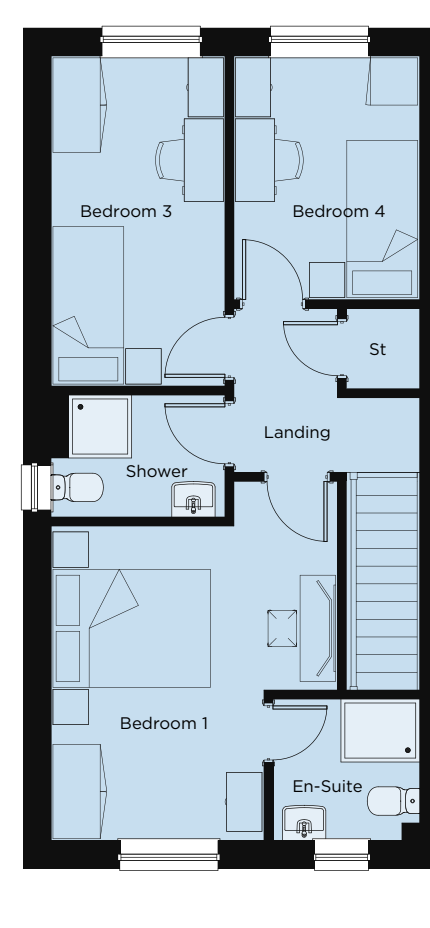
* = not including bay



PLOT 7
PLOT 9 BAY VARIANT

FIRST FLOOR

Lounge	4.68m x 4.31m	15'4" x 14'2"
Bedroom 2	3.36m x 2.67m	11'0" x 8'9"
Bathroom	2.13m x 1.92m	7'0" x 6'4"



SECOND FLOOR

Bedroom 1	4.00m x 3.64m*	13'1" x 11'11"*
Bedroom 3	4.22m x 2.21m	13'10" x 7'3"
Bedroom 4	3.10m x 2.39m	10'2" x 7'10"
Shower	2.28m x 1.58m	7'6" x 5'2"

* = maximum dimension

THE BERKLEY (A/B)

4 bedroom townhouse

FLOOR AREA

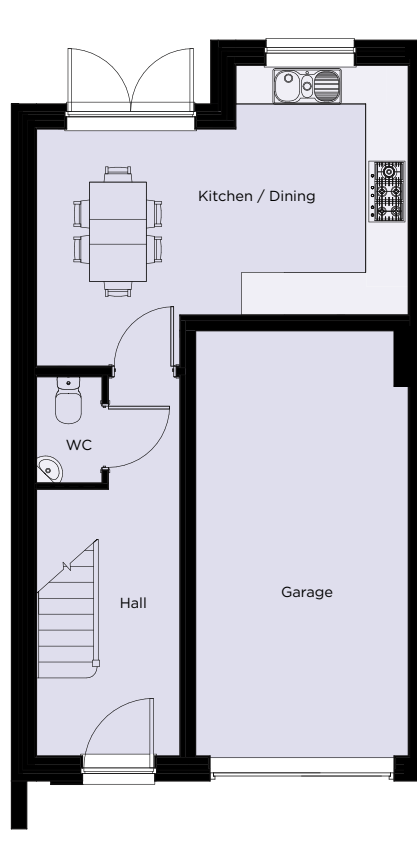
1,328 - 1,345 ft² (123.4 - 125 m²)



Computer generated image of Plot 5

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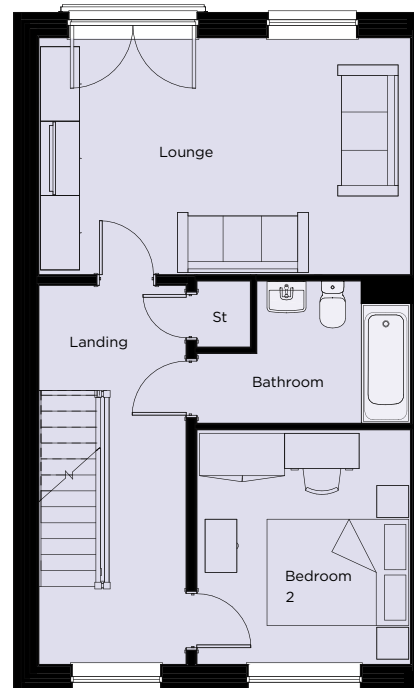
THE BERKLEY (A/B) - PLOTS 1-2 & 4-5



GROUND FLOOR

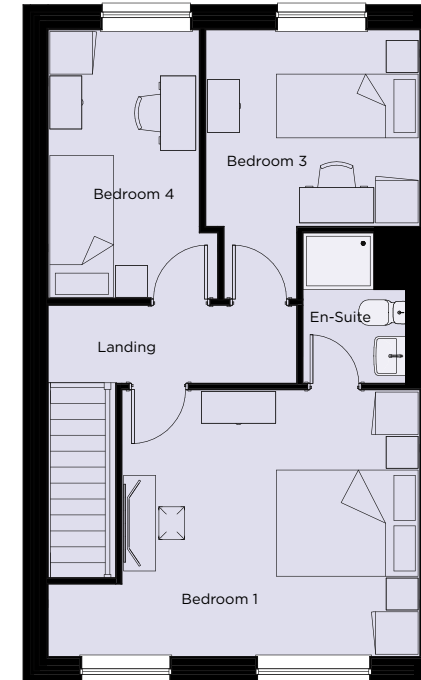
Kitchen/Dining	5.25m x 3.58m*	17'3" x 11'9"*
WC	1.50m x 0.96m	4'11" x 3'0"

* = maximum dimension



FIRST FLOOR

Lounge	5.25m x 3.35m	17'3" x 11'0"
Bedroom 2	3.31m x 3.02m	10'10" x 9'11"
Bathroom	3.02m* x 2.01m	9'11"* x 6'7"



SECOND FLOOR

Bedroom 1	5.25m* x 3.77m	17'3"* x 12'4"
En-suite	2.13m x 1.66m	7'0" x 5'5"
Bedroom 3	3.02m x 2.78m	9'11" x 9'1"
Bedroom 4	3.78m x 2.14m	12'5" x 7' "

THE OXBRIDGE (A)

3 bedroom townhouse

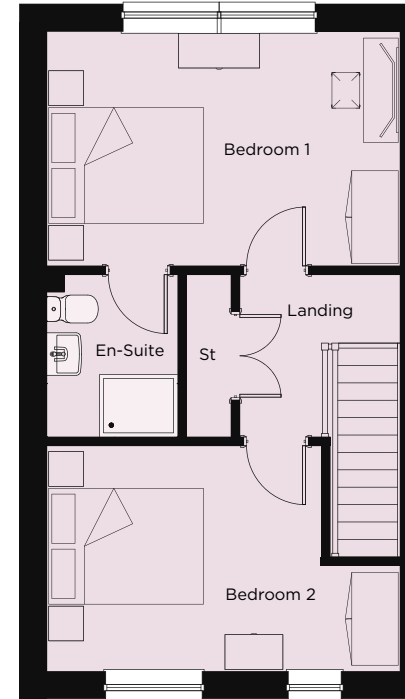
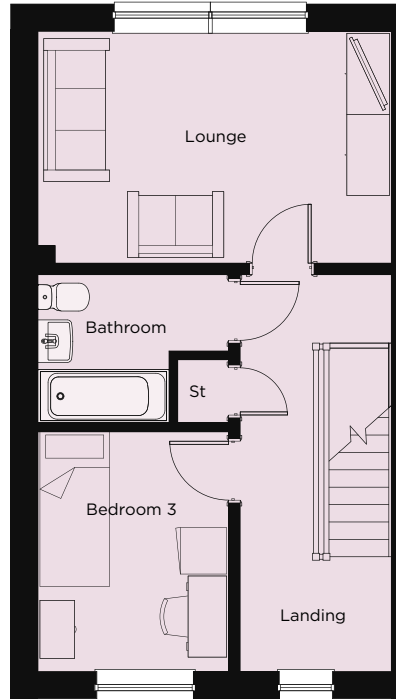
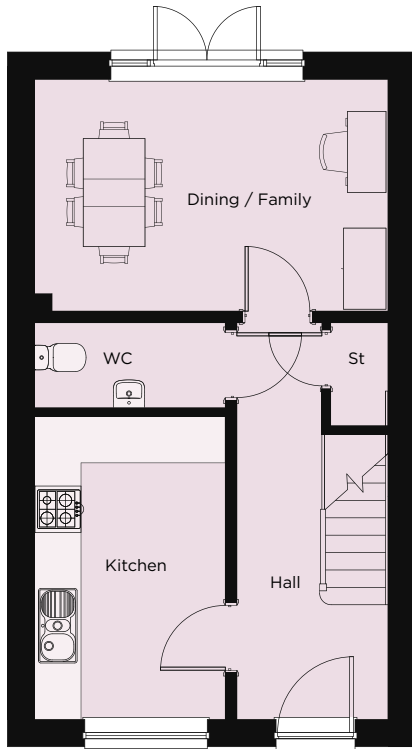
FLOOR AREA
1,244 ft² (115.6 m²)



Computer generated image of Plots 18 & 19

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THE OXBRIDGE (A) - PLOTS 16-22



PLOT 22 DETACHED

GROUND FLOOR

Kitchen	3.92m x 2.47m	12'10" x 8'1"
Dining / Family	4.57m x 3.00m	15'0" x 9'10"
WC	2.47m x 1.13m	8'1" x 3'8"

FIRST FLOOR

Lounge	4.57m x 3.00m	15'0" x 9'10"
Bedroom 3	3.13m x 2.47m	10'3" x 8'1"
Bathroom	2.47m x 1.92m	8'1" x 6'4"

SECOND FLOOR

Bedroom 1	4.57m x 3.06m	15'0" x 10'1"
En-Suite	2.10m x 1.70m	6'11" x 5'7"
Bedroom 2	4.57m* x 2.95m*	15'0"* x 9'8"*

* = maximum dimension

THE OXBRIDGE (B)
3 bedroom townhouse

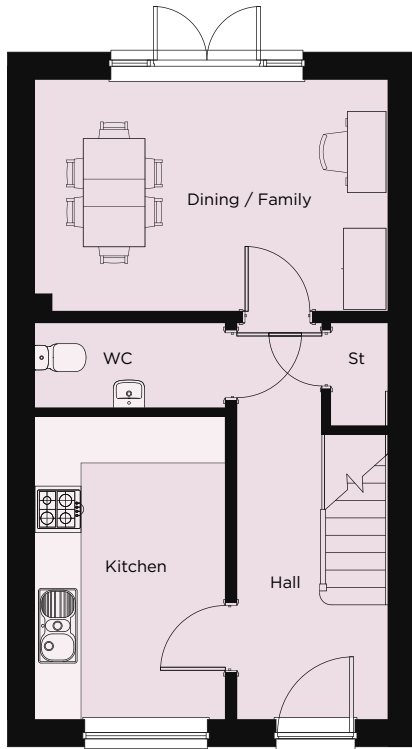
FLOOR AREA
1,244 ft² (115.6 m²)



Computer generated image of Plot 3

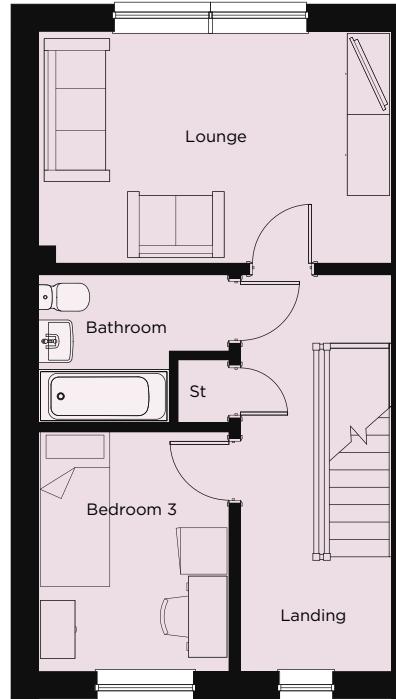
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THE OXBRIDGE (B) - PLOT 3



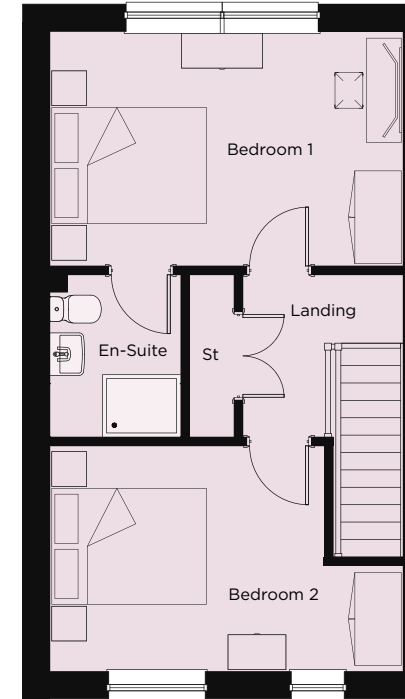
GROUND FLOOR

Kitchen	3.92m x 2.47m	12'10" x 8'1"
Dining / Family	4.57m x 3.00m	15'0" x 9'10"
WC	2.47m x 1.13m	8'1" x 3'8"



FIRST FLOOR

Lounge	4.57m x 3.00m	15'0" x 9'10"
Bedroom 3	3.13m x 2.47m	10'3" x 8'1"
Bathroom	2.47m x 1.92m	8'1" x 6'4"



SECOND FLOOR

Bedroom 1	4.57m x 3.06m	15'0" x 10'1"
En-Suite	2.10m x 1.70m	6'11" x 5'7"
Bedroom 2	4.57m* x 2.95m*	15'0"* x 9'8"*

* = maximum dimension



Computer generated image of Plots 31 & 32

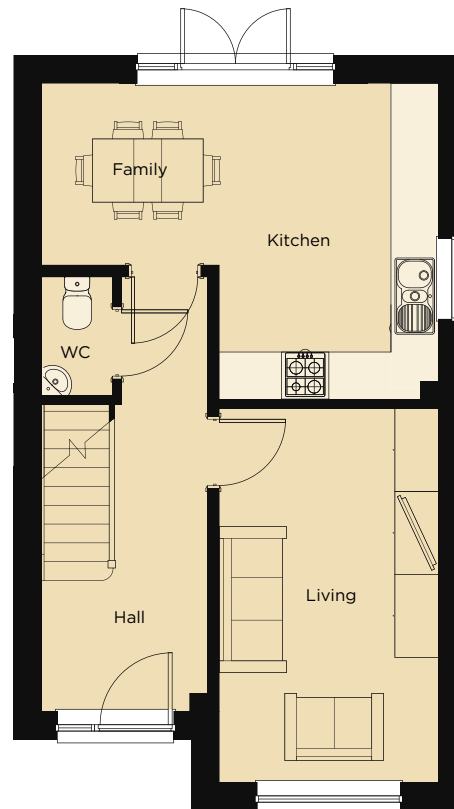
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THE HYATT (A) - PLOTS 30-32, 46 & 47

THE HYATT (A)

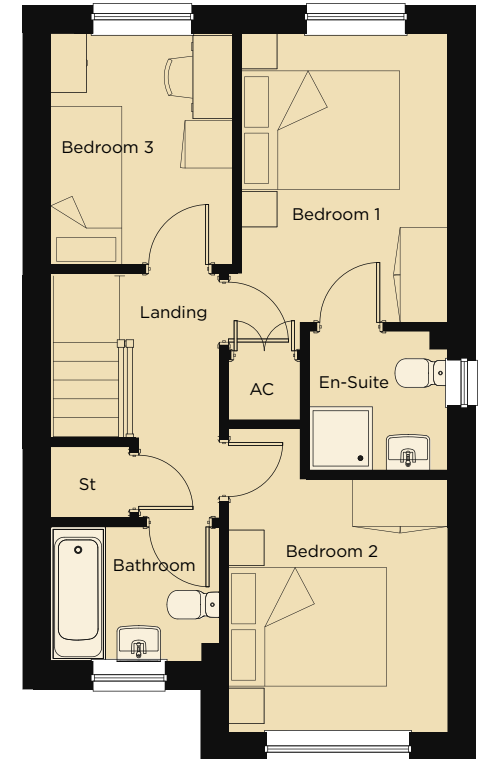
3 bedroom house

FLOOR AREA
928 ft² (86.2 m²)



GROUND FLOOR

Kitchen	4.00m x 2.82m	13'1" x 9'3"
Family	5.02m x 2.30m	16'6" x 7'7"
Living	4.76m x 2.77m	15'7" x 9'1"
WC	1.50m x 0.91m	4'11" x 3'0"



FIRST FLOOR

Bedroom 1	3.68m x 2.62m	12'1" x 8'7"
En-Suite	1.76m x 1.75m	5'9" x 5'9"
Bedroom 2	3.23m x 2.77m	10'7" x 9'1"
Bedroom 3	2.95m x 2.31m	9'8" x 7'7"
Bathroom	2.11m x 1.70m	6'11" x 5'7"



Computer generated image of Plots 53 & 54

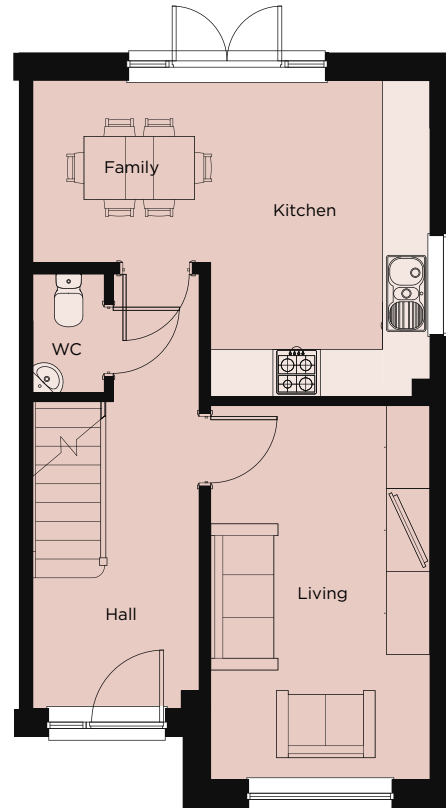
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THE HYATT (B) - PLOTS 35, 51-56

THE HYATT (B)

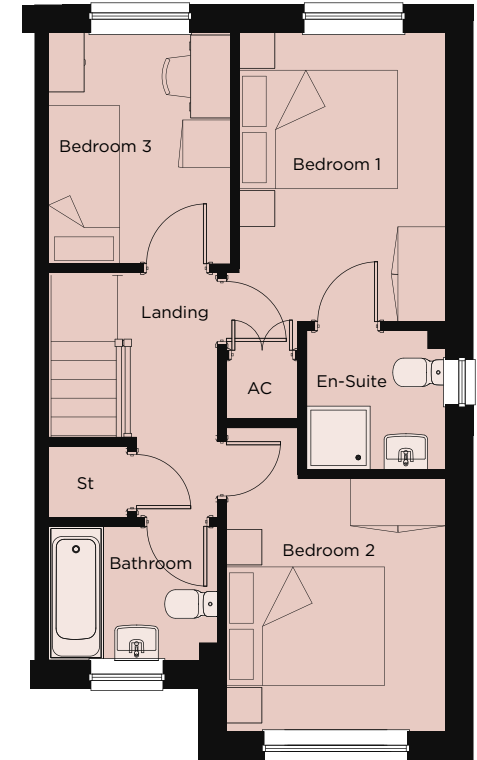
3 bedroom house

FLOOR AREA
928 ft² (86.2 m²)



GROUND FLOOR

Kitchen	4.00m x 2.82m	13'1" x 9'3"
Family	5.02m x 2.30m	16'6" x 7'7"
Living	4.76m x 2.77m	15'7" x 9'1"
WC	1.50m x 0.91m	4'11" x 3'0"



FIRST FLOOR

Bedroom 1	3.68m x 2.62m	12'1" x 8'7"
En-Suite	1.76m x 1.75m	5'9" x 5'9"
Bedroom 2	3.23m x 2.77m	10'7" x 9'1"
Bedroom 3	2.95m x 2.31m	9'8" x 7'7"
Bathroom	2.11m x 1.70m	6'11" x 5'7"

THE CAMARA

2 bedroom house

FLOOR AREA

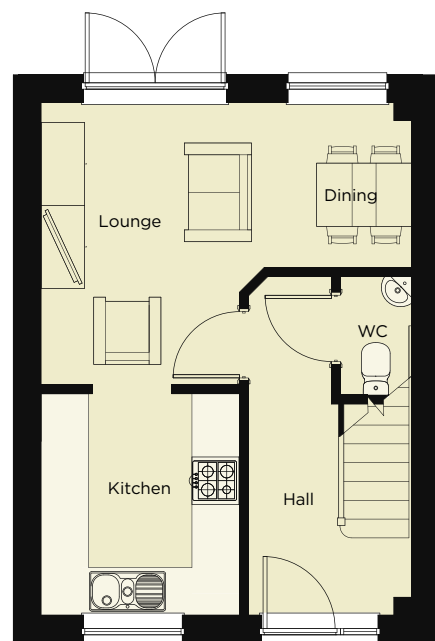
666 - 673 ft² (61.9 - 62.5 m²)



Computer generated image of Plots 10-12

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THE CAMARA - PLOTS 10-12, 33, 34, 48-50

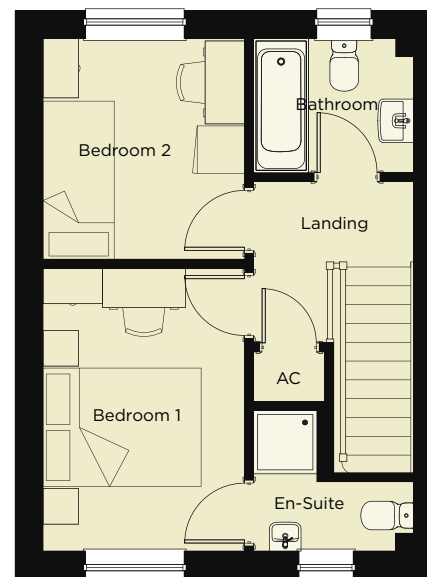


PLOTS 12 & 50
VARIANT

GROUND FLOOR

Kitchen	2.80m x 2.50m	9'2" x 8'2"
Dining / Family	5.21m x 3.30m	17'1" x 10'10"
Lounge / Dining	4.69m* x 3.60m*	15'4"* x 11'10"*
WC	1.48m x 0.90m	4'10" x 2'11"

* = maximum dimension



PLOTS 12 & 50
VARIANT

FIRST FLOOR

Bedroom 1	3.59m x 2.58m	11'9" x 8'5"
En-Suite	2.02m x 1.78m*	9'2" x 5'10"*
Bedroom 2	2.80m x 2.56m	9'2" x 8'5"
Bathroom	2.02m x 1.70m	6'8" x 5'7"

* = maximum dimension



Computer generated image of Plots 23-28

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BLOCK A APARTMENTS PLOTS 23-28

FLOOR AREA - 655 - 773 ft² (60.9 - 71.8 m²)

GROUND FLOOR

FIRST FLOOR



23 26

24 27

25 28

PLOTS - 23,25,26 & 28

Kitchen	4.34m x 2.20m	14'3" x 7'3"
Living	4.34m x 3.32m	14'3" x 10'11"
Bathroom	2.12m x 1.93m	7'0" x 6'4"
Bedroom 1	4.34m x 3.23m	14'3" x 10'7"
Bedroom 2	3.27m x 3.20m	10'9" x 10'6"

PLOTS - 24 & 27

Kitchen	3.72m x 2.13m	12'2" x 7'0"
Lounge *	4.31m x 3.72m	14'2" x 12'2"
Bathroom	2.31m x 1.93m	7'7" x 6'4"
Bedroom 1*	3.22m x 3.22m	10'7" x 10'7"
Bedroom 2	3.22m x 2.24m	10'7" x 7'4"

* = not including bay



Computer generated image of Plots 40-45

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BLOCK B APARTMENTS

PLOTS 40-45

FLOOR AREA - 692 - 773 ft² (64.3 - 71.8 m²)

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



40 42 44

41 43 45

PLOTS - 40,42 & 44

Kitchen	4.34m x 2.20m	14'3" x 7'3"
Living	4.34m x 3.32m	14'3" x 10'11"
Bathroom	2.12m x 1.93m	7'0" x 6'4"
Bedroom 1	4.34m x 3.23m	14'3" x 10'7"
Bedroom 2	3.27m x 3.20m	10'9" x 10'6"

PLOTS - 41,43 & 45

Kitchen	3.72m x 2.13m	12'2" x 7'0"
Lounge *	4.31m x 3.72m	14'2" x 12'2"
Bathroom	2.31m x 1.93m	7'7" x 6'4"
Bedroom 1*	3.22m x 3.22m	10'7" x 10'7"
Bedroom 2	3.22m x 2.24m	10'7" x 7'4"

* = not including bay



SPECIFICATION

INTERIOR FINISH

- All walls painted in white matt emulsion finish
- All ceilings finished with a flat smooth finish, painted with matt white emulsion
- Full gas Central Heating with energy efficient Worcester wall mounted boiler in all houses and radiators with thermostatic radiator valves
- Internal doors for housetypes: panel inlaid oak veneer downstairs and white moulded panel doors upstairs
- Internal doors for apartments: panel inlaid oak doors throughout
- Both types of door have high quality "Carlisle brass" polished chrome door handles
- Square edged skirtings and architraves in white sheen finish
- Light Ash hardwood handrail and newel caps with ball, finished in clear varnish
- Wardrobes are supplied in some housetypes as standard, please see our Sales Consultant for further details
- A mixture of brushed chrome and white, sockets and switches, please see our Sales Consultant for further details

GARAGE

- Garador Windsor style garage doors
- A double power point and light are supplied

EXTERIOR

- U-pvc windows in anthracite grey with chrome handles
- GRP doors in anthracite grey with stainless steel ironmongery
- Chrome effect bell push doorbell with transformer
- 1.8m Close Boarding fencing to rear garden
- Grey paving slabs are used on all paths and patios. Patios are double slab outside French doors
- Front gardens are turfed and planted. Rear gardens are top-soiled to NHBC requirements

BATHROOM, EN-SUITE AND CLOAKROOM

- Twyford sanitaryware in white
- A selection of Bristan taps are available to choose from
- Mira Coda Pro EV shower
- Please see our Sales Consultant for areas of tiling
- Some Cloakrooms, Bathrooms & En-suites have mirrors fitted. Please check with our Sales Consultant
- Chrome Radiators in bathrooms and en-suites

KITCHEN AND UTILITY

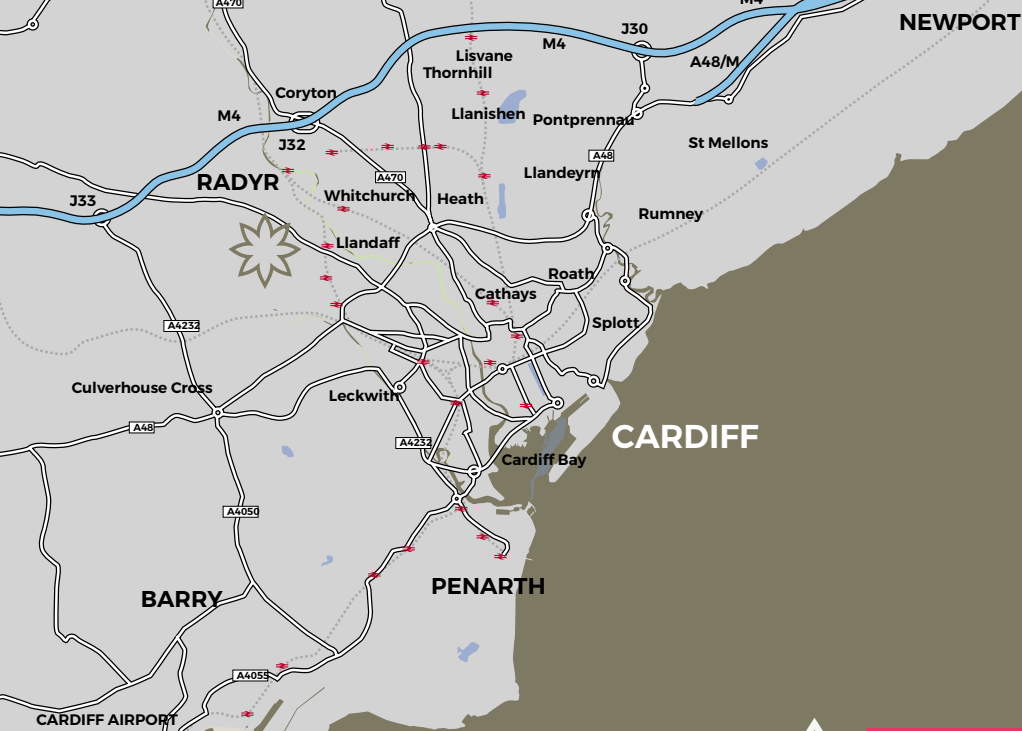
- Our high quality Sigma 3 Kitchens are available in a selection of styles
- A selection of Worktops are available, including Silestone from the Marble Warehouse as an upgrade
- A selection of 100mm high up-stands and splash backs above worktops are available
- Stainless Steel appliances from Neff: Gas Hob and Single Electric Oven
- Integrated Caple Fridge Freezer in all houses and apartments
- Integrated Microwave Oven in all 4 bedroom properties as standard
- Integrated Washing Machine available as an upgrade
- Integrated Dishwasher in all 3 and 4 bedroom properties as standard

Please see our Sales Consultant for further details on all kitchen and utility options.

EXTRAS

Extras are available on all house types, notification being required in advance of the work being carried out. All extras are to be paid in full by the customer before any work commences.

The specification was correct at the time of going to print (November 2020). Lewis Homes is continually reviewing & updating the specification on all house types and therefore reserves the right to change any detail at any time.

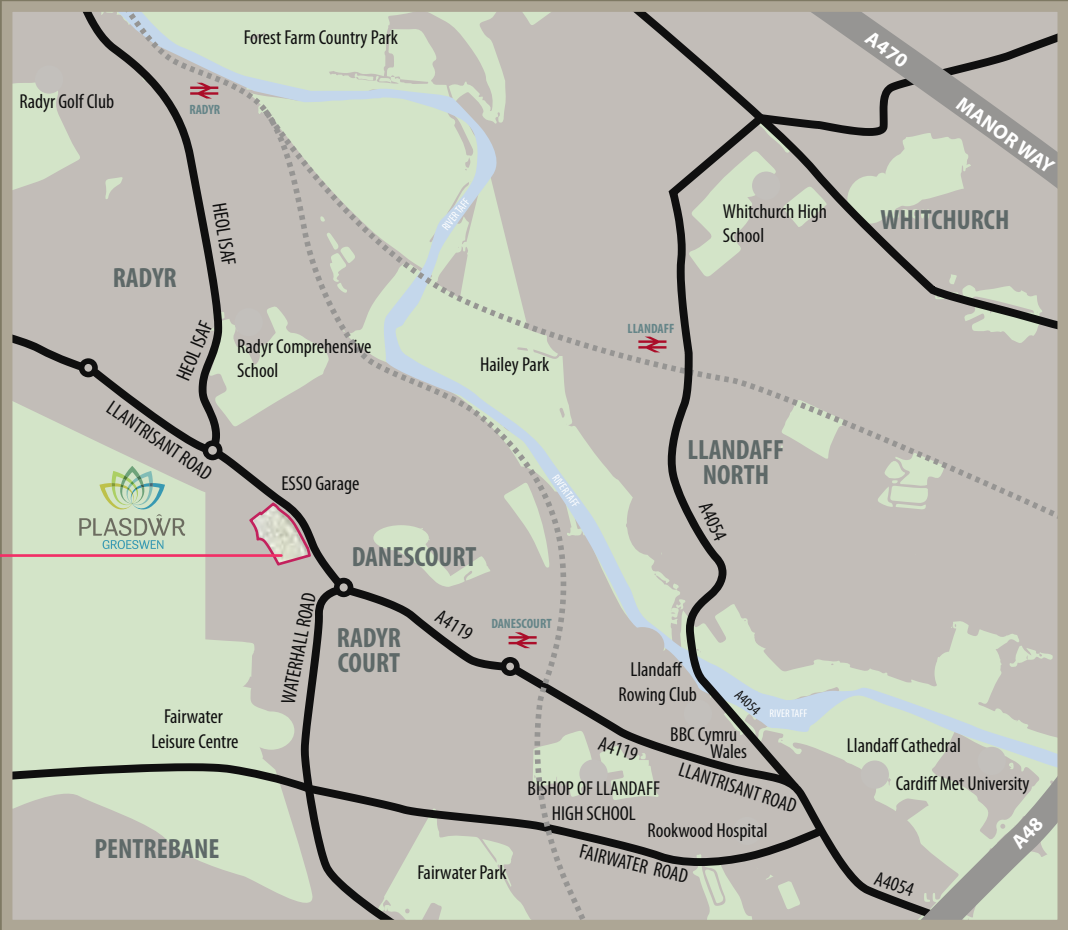


Dôl Werdd

Groeswen, Plasdwr
Llantrisant Road, Cardiff CF5 2PY

DIRECTIONS

Dôl Werdd is adjacent to the Llantrisant Road, less than a mile from the shops and cafes of Station Road, Radyr and under four miles to Cardiff City Centre, via the quaint village of Llandaff. The development is under four miles from J32 of the M4, via Radyr and the A470, and 6 miles from J34, through Groesfaen on the A4119, providing excellent access for commuters or enjoying the wider area for leisure. For those wanting to leave the car at home, a regular bus service, linking Cardiff city centre and Llantrisant, picks up alongside Dôl Werdd, and Danescourt railway station, on the Radyr to Cardiff Central line, is less than a mile away.



The key to quality 

Lewis Homes

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www.lewishomeswales.co.uk

Lewis Homes

