



Woodlands
Green
TONYREFAIL

An exclusive collection of 2, 3 and 4 bedroom homes



This image is for illustrative purposes only, and does not form part of any contract. For specific finishes, please speak to the Lewis Homes Sales Consultant



Woodlands Green

TONYREFAIL

Enjoying stunning views of the surrounding area, adjacent to open countryside, Woodlands Green is a collection of 2, 3 and 4 bedroom homes, close to Tonyrefail. Adjacent to our successful completed developments of The Meadows and Highfields, the traditional style homes have been designed to a high quality specification.






Woodlands Green lies close to Tonyrefail town centre and Tonyrefail leisure centre, with a good choice of local schools nearby. Less than 4 miles from Talbot Green Shopping Park, with Tesco Extra, Marks & Spencer and a multitude of high street outlets, the development is just over 5 miles north of the M4 at Junction 34, with easy access routes throughout South Wales for commuting or enjoying the wider area.

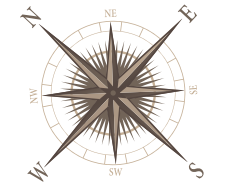
This distinctive new development is brought to you by Lewis Homes, with over 45 years of creating stylish contemporary homes for all ages in desirable areas. We pride ourselves on individual care and attention to detail for every home, providing exceptional standards of design and quality with no compromise.



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SITE LAYOUT

-  The Camara
-  The Hyatt
-  The Burnaby
-  The Rochester
-  The Shelby
-  The Roxbury
-  The Thornbury
-  Low Cost Housing
-  Social Housing



THE THORBURY

4 bedroom home

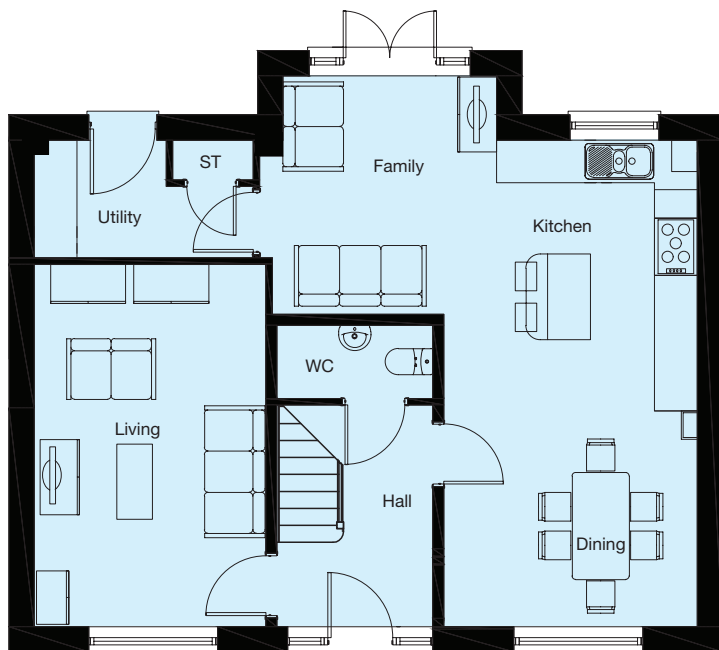
FLOOR AREA
1,410 ft² (131 m²)



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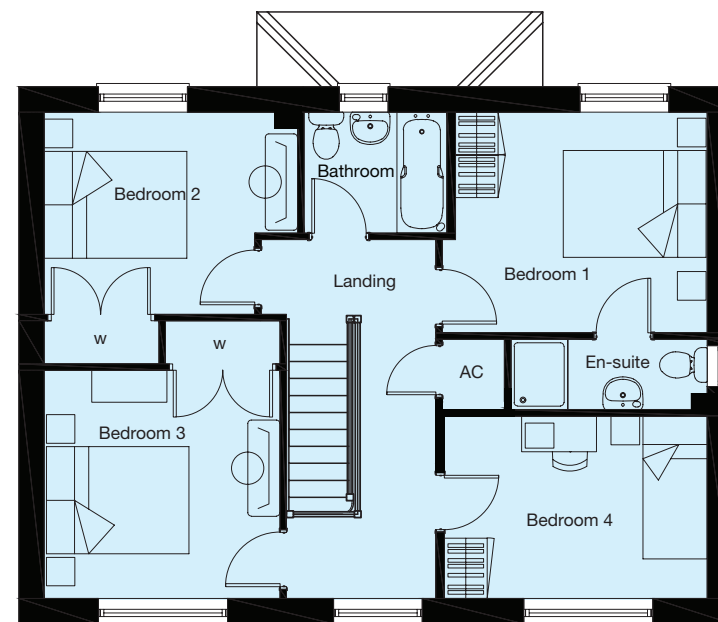
THE THORNBURY

PLOTS 3, 14, 24, 28, 36, 55, 61, 63 & 76



GROUND FLOOR

Living	5.08m x 3.25m	16' 8" x 10' 8"
Kitchen / Dining / Family	6.82m* x 5.96m*	22' 4"* x 19' 6"*
Utility	3.11m x 1.69m	10' 2" x 5' 7"
WC	2.29m x 1.07m	7' 6" x 3' 6"



FIRST FLOOR

Bedroom 1	3.56m x 3.10m	11' 8" x 10' 2"
En-suite	2.79m x 1.01m	9' 2" x 3' 4"
Bedroom 2	3.55m x 2.84m	11' 8" x 9' 4"
Bedroom 3	3.31m x 3.20m	10' 10" x 10' 6"
Bedroom 4	3.69m x 2.56m	12' 1" x 8' 5"
Bathroom	2.03m x 1.74m	6' 8" x 5' 9"

Please note all dimensions are approximate. * = Max dimensions.

THE ROXBURY

4 bedroom home

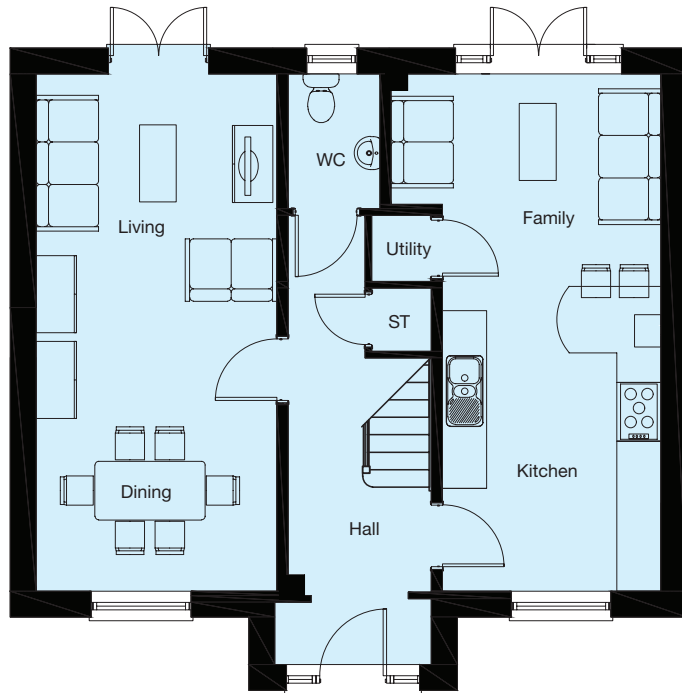
FLOOR AREA
1,354 ft² (126 m²)



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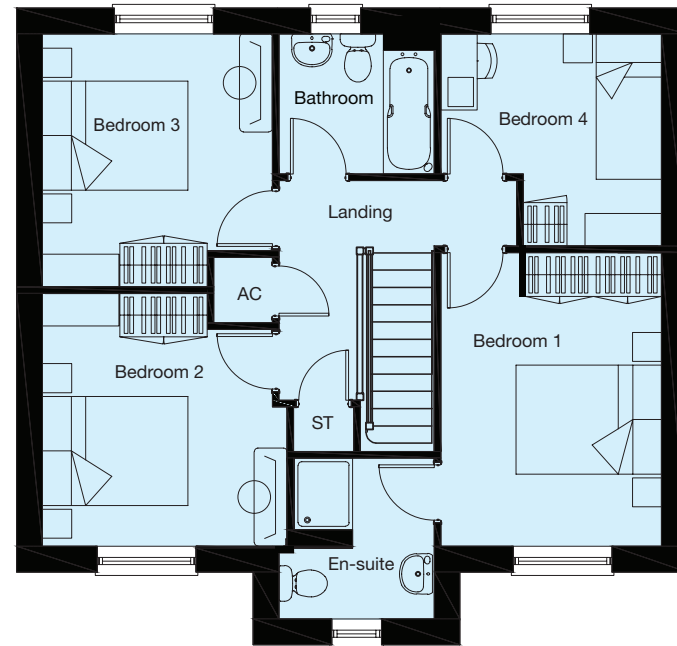
THE ROXBURY

PLOTS 1, 20, 25, 29, 35, 37, 54, 64, 65, 69 & 75



GROUND FLOOR

Living / Dining	7.05m x 3.10m	23' 1" x 10' 2"
Kitchen / Family	7.05m x 3.68m*	23' 1" x 12' 1"**
WC	1.87m x 1.30m	6' 2" x 4' 3"



FIRST FLOOR

Bedroom 1	4.04m x 3.04m	13' 3" x 10' 0"
En-suite	2.25m x 2.18m	7' 5" x 7' 2"
Bedroom 2	3.48m x 3.36m	11' 5" x 11' 0"
Bedroom 3	3.48m x 3.16m	11' 5" x 10' 4"
Bedroom 4	3.03m x 2.92m	9' 11" x 9' 7"
Bathroom	2.16m x 1.97m	7' 1" x 6' 6"

Please note all dimensions are approximate. * = Max dimensions.

THE SHELBY
4 bedroom home

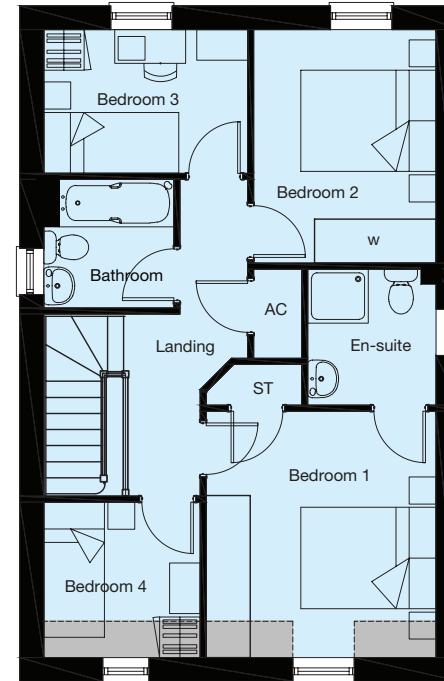
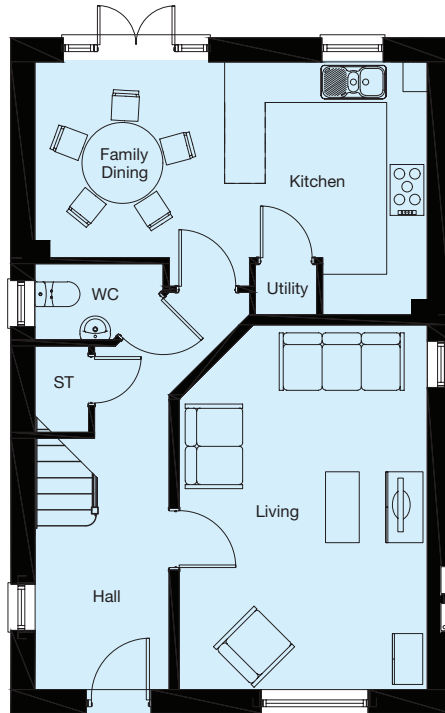
FLOOR AREA
1,192 ft² (111 m²)



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THE SHELBY

PLOTS 7, 8, 12, 21, 26, 34, 38, 48, 51, 52, 57 & 70



 Reduced height

GROUND FLOOR

Living	5.40m x 3.67m	17' 8" x 12' 1"
Kitchen / Dining / Family	5.81m x 3.75m*	19' 1" x 12' 3"
WC	1.94m x 1.16m	6' 4" x 3' 10"

FIRST FLOOR

Bedroom 1	3.65m x 3.40m	12' 0" x 11' 2"
En-suite	2.04m x 1.94m	6' 8" x 6' 4"
Bedroom 2	3.46m x 2.70m	11' 4" x 8' 10"
Bedroom 3	3.02m x 2.13m	9' 11" x 7' 0"
Bedroom 4	2.32m x 2.30m	7' 7" x 7' 7"
Bathroom	1.93m x 1.93m	6' 4" x 6' 4"

Please note all dimensions are approximate. * = Max dimensions.

THE ROCHESTER

3 bedroom home

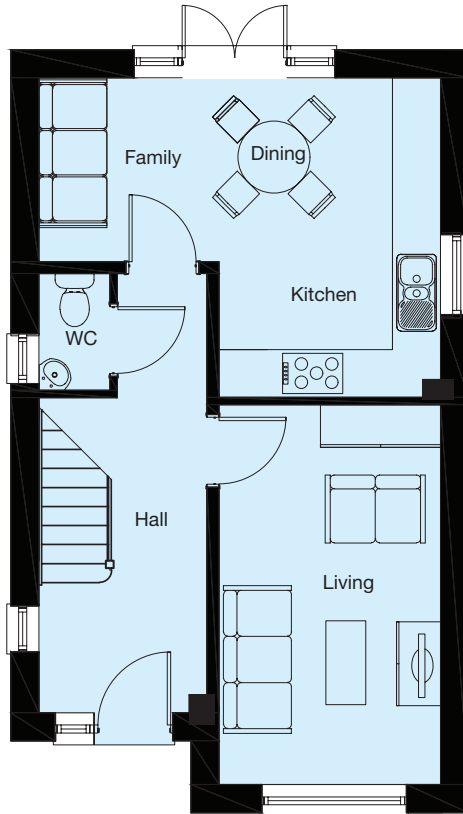
FLOOR AREA
927 ft² (86 m²)



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THE ROCHESTER

PLOTS 6, 9, 19, 32, 33, 39, 49, 50, 53 & 67

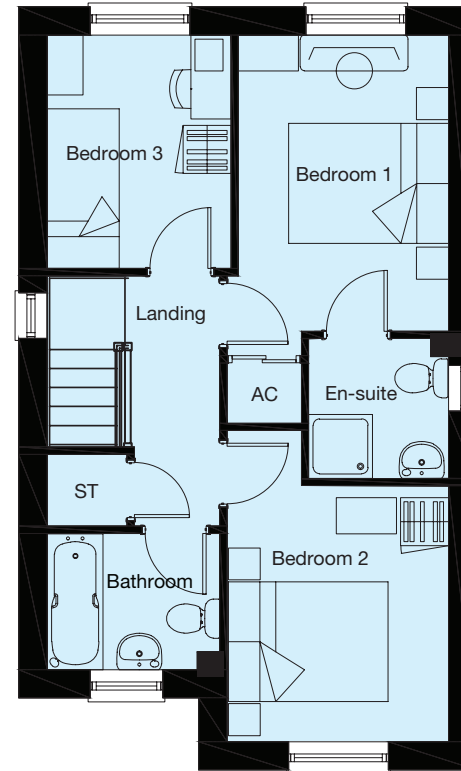


GROUND FLOOR

Living	4.76m x 2.77m	15' 7" x 9' 1"
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Kitchen / Dining / Family	5.02m* x 4.00m*	16' 6"* x 13' 2"*
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WC	1.50m x 0.93m	4' 11" x 3' 1"
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FIRST FLOOR

Bedroom 1	3.71m x 2.63m	12' 2" x 8' 8"
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En-suite	1.79m x 1.78m	5' 10" x 5' 10"
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Bedroom 2	3.21m x 2.77m	10' 6" x 9' 1"
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Bedroom 3	2.92m x 2.30m	9' 7" x 7' 7"
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Bathroom	2.19m x 1.75m	7' 2" x 5' 9"
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Please note all dimensions are approximate. * = Max dimensions.

THE BURNABY

3 bedroom home

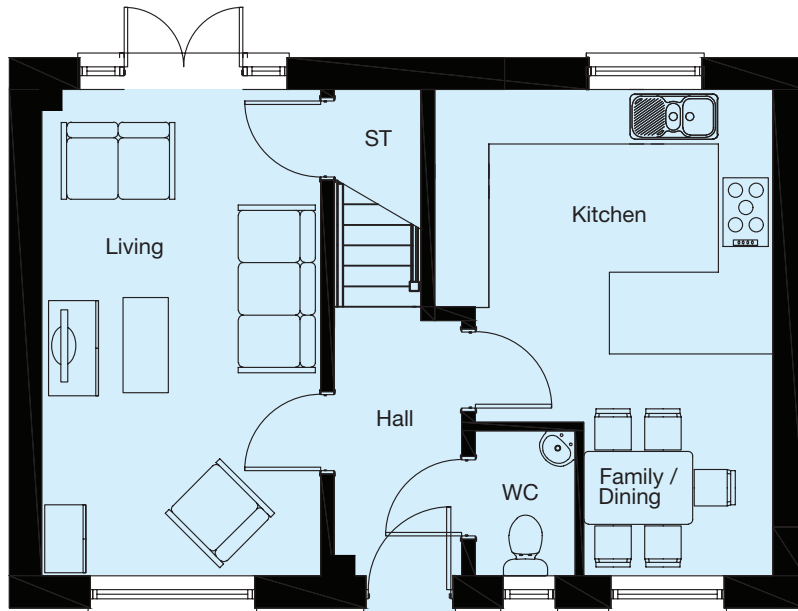
FLOOR AREA
944 ft² (87.7 m²)



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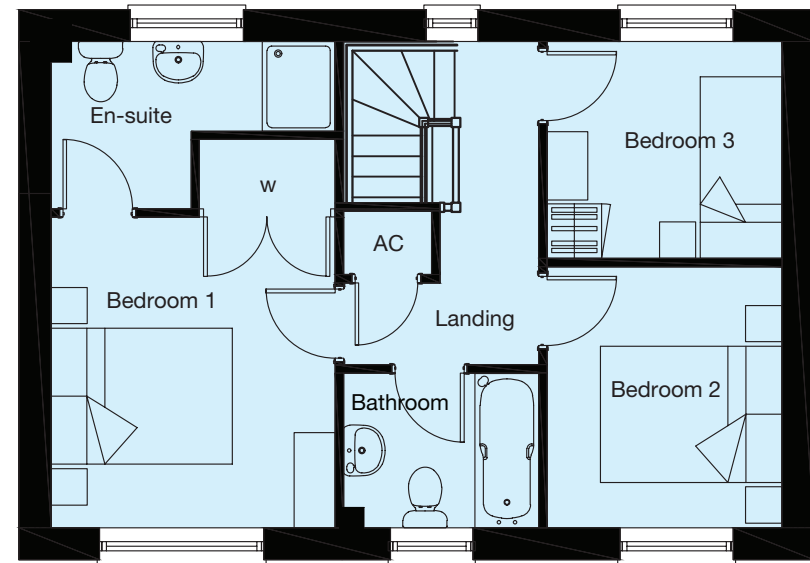
THE BURNABY

PLOTS 2, 13, 27, 56, 58, 62, 66 & 68



GROUND FLOOR

Living	5.36m x 3.07m	17' 7" x 10' 1"
Kitchen / Dining / Family	5.36m x 3.73m*	17' 7" x 12' 3"**
WC	1.64m x 1.14m	5' 4" x 3' 9"



FIRST FLOOR

Bedroom 1	3.43m x 3.13m	11' 3" x 10' 3"
En-suite	3.17m* x 1.88m*	10' 5"* x 6' 2"**
Bedroom 2	2.88m x 2.59m	9' 5" x 8' 6"
Bedroom 3	2.59m x 2.39m	8' 6" x 7' 10"
Bathroom	2.18m x 1.74m	7' 2" x 5' 9"

Please note all dimensions are approximate. * = Max dimensions.

THE HYATT
3 bedroom home

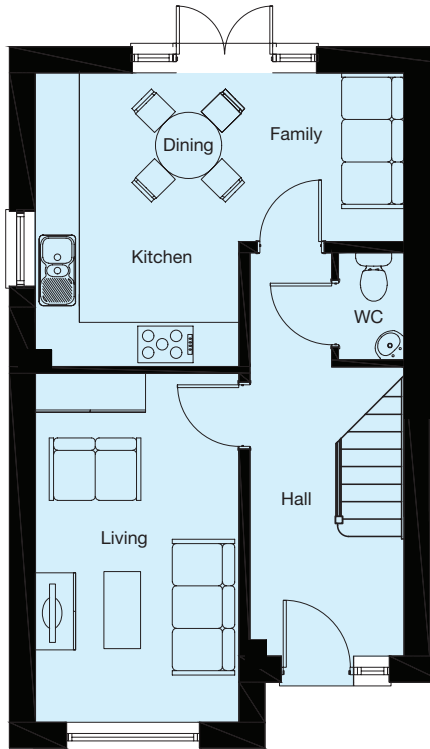
FLOOR AREA
927 ft² (86 m²)



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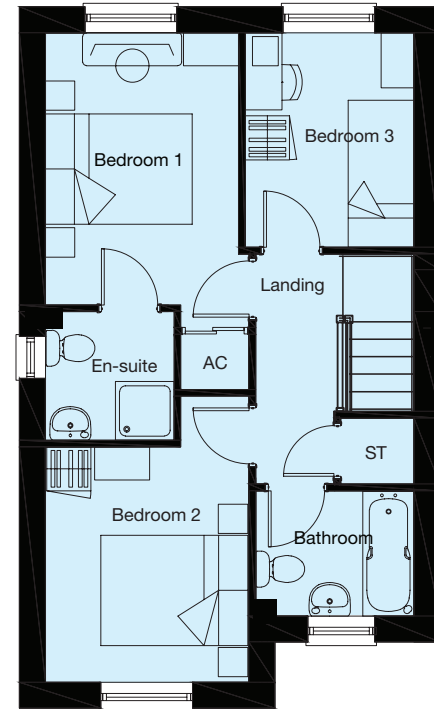
THE HYATT

PLOTS 22, 23, 30, 71, 72, 73 & 74
 LOW COST HOUSING PLOTS 31, 46 & 47



GROUND FLOOR

Living	4.76m x 2.77m	15' 7" x 9' 1"
Kitchen / Dining / Family	5.02m* x 4.00m*	16' 6"* x 13' 2"*
WC	1.50m x 0.93m	4' 11" x 3' 1"



FIRST FLOOR

Bedroom 1	3.71m x 2.63m	12' 2" x 8' 8"
En-suite	1.79m x 1.78m	5' 10" x 5' 10"
Bedroom 2	3.21m x 2.77m	10' 6" x 9' 1"
Bedroom 3	2.92m x 2.30m	9' 7" x 7' 7"
Bathroom	2.19m x 1.75m	7' 2" x 5' 9"

Please note all dimensions are approximate. * = Max dimensions.

THE CAMARA

2 bedroom home

FLOOR AREA

668 ft² (62 m²)

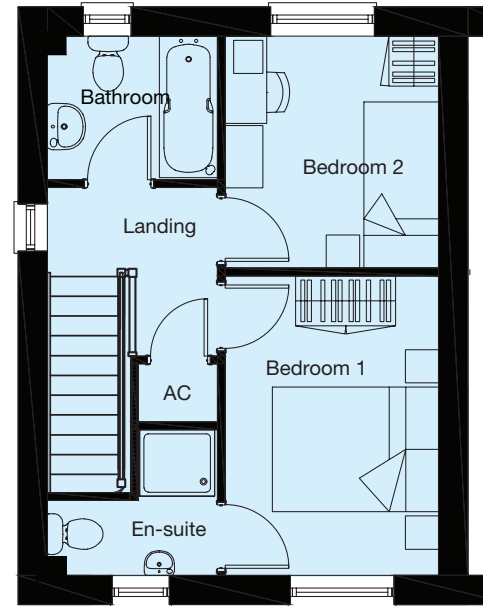
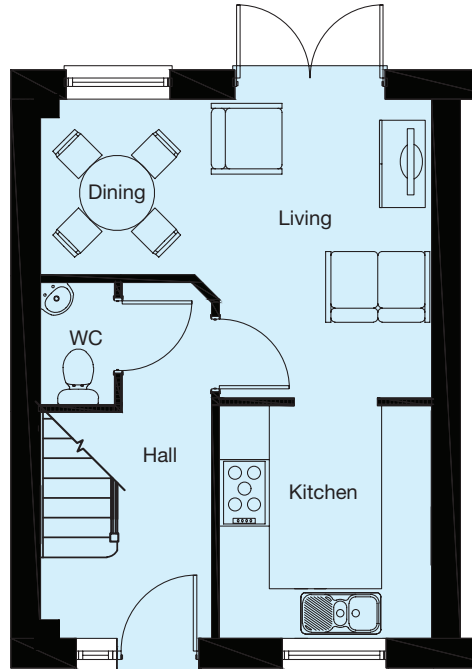


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THE CAMARA

PLOTS 4, 5, 10 & 11

LOW COST HOUSING PLOTS 15, 16, 17, 18, 59 & 60



GROUND FLOOR

Living / Dining	4.70m*	x 3.59m*	15' 5"*	x 11' 9"*
Kitchen	2.80m	x 2.55m	9' 2"	x 8' 5"
WC	1.50m	x 0.93m	4' 11"	x 3' 1"

FIRST FLOOR

Bedroom 1	3.60m	x 2.57m	11' 10"	x 8' 5"
En-suite	2.08m	x 1.79m	6' 10"	x 5' 10"
Bedroom 2	2.79m	x 2.57m	9' 2"	x 8' 5"
Bathroom	2.08m	x 1.73m	6' 10"	x 5' 8"

Please note all dimensions are approximate. * = Max dimensions.



Images taken from previous Lews Homes' developments

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:
Detached properties - panel inlaid oak veneer downstairs, white moulded panel doors white sheen finish, upstairs
Semi/terraced properties - white moulded panel doors on all floors
- 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 as standard in some housetypes and are available as upgrades in others. 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 Salisbury style garage doors are supplied with window panels to top
- A double power point and light are supplied

EXTERIOR

- U-pvc Georgian style windows with chrome handles
- GRP doors with stainless steel ironmongery
- An external front lantern light is supplied
- Chrome effect bell push doorbell with transformer
- Side fencing is 1.8m close boarding. Please see our Sales Consultant on the type of rear fencing
- 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 kitchens are of high quality in a range of styles. Please see our Sales Consultant for further details
- A selection of Worktops are available, including Silestone/Granite 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
- Integrated Microwave Oven in all 4 bedroom properties as standard
- Integrated Washing Machine available as an upgrade
- Integrated Dishwasher available as an upgrade

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.



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Important Notes

Dimensions

Floor plans in the brochures show approximate dimensions for each room, of a typical house of its type. The dimensions for any specific house may vary within NHBC guidelines, because each house is built individually and the precise internal finishes may not always be the same.

Specifications

This specification brochure gives a general specification applicable to this development. Please check the specification relating to your individual plot with the sales consultant at time of reservation

The Site Plan

This was drawn before building started on site. Whilst it is always our intention to build in accordance with this plan, there are occasions when boundaries and layouts may change as the development proceeds.

Please check the details of your chosen plot with the Lewis Homes consultant at reservation. The deed plan will be sent directly to your solicitors and should be inspected by you when you visit.

Elevations

Colours of bricks, roof tiles and elevational treatments may vary from house to house. The area surrounding each home may differ from that shown.

Architect's illustrations are used to represent typical house types. Please be sure to check with the sales consultant for details of finishes relating to your individual plot, at time of reservation.

Safety on Site

Your safety is of paramount importance and the following guidelines have been issued to comply with Health & Safety legislation. Thank you for observing them.

- * Please use the designated car park.
- * You must always be accompanied by Lewis Homes personnel anywhere on the development.
- * Hard hats must be worn at all times on a development under construction.
- * Access cannot be given to areas where scaffolding is erected.
- * Appropriate footwear is essential when walking around the development, as footpaths and roads may be uneven or unfinished.
- * Please be aware that construction vehicles, such as forklift trucks, may not be able to see you as easily as you can see them. Please keep children supervised at all times.



Highfields, Coedely, Tonyrefail,
Rhondda Cynon Taf
CF39 8GA/CF39 8GB



DIRECTIONS

From the M4 - Leave the M4 at Junction 34 and travel north along the A4119 dual carriageway, passing Talbot Green and The Royal Glamorgan Hospital. Continue along this road towards Tonyrefail. At the roundabout signposted Coedely, take the 3rd exit onto Ely Valley Road and continue for just under a mile. As you enter Coedely, turn right at the corner shop. Proceed up the hill through Gwern Heulog, the Meadows and Highfields. Woodlands Green is located beyond Highfields.

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