

# Maple Walk



An exclusive collection of 3 and 4 bedroom homes  
in Ystradowen, Vale of Glamorgan

*The key to quality* 

Lewis Homes



Maple Walk street scene

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



## INTRODUCING MAPLE WALK

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Maple Walk offers a stunning mix of 3 and 4 bedroom homes, located in Ystradowen, a charming village near Cowbridge.

The idyllic location on Sandy Lane offers a blend of rural tranquility and modern convenience. Nestled in the picturesque Vale of Glamorgan, Ystradowen boasts beautiful countryside surroundings, providing a peaceful setting for those seeking a slower pace of life.

Its location offers easy access to Cowbridge, a vibrant market town renowned for boutique shops, fine dining, and lies within the catchment area of Cowbridge's excellent schools, making it ideal for families.

Outdoor enthusiasts will love the nearby walking trails, scenic parks, and proximity to the stunning South Wales coastline. The village fosters a close-knit atmosphere with the White Lion local pub and community events, adding to its appeal.

This distinctive new development is brought to you by Lewis Homes, with over half a century 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.







## MAPLE WALK LIFE

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Nestled amidst rolling countryside, Ystradowen provides a peaceful lifestyle with stunning natural surroundings, ideal for outdoor enthusiasts who enjoy walking, cycling, or simply soaking in the beauty of South Wales.

Just a short drive away and full of rich historical character, Cowbridge offers a delightful mix of leisure and cultural experiences. From its bustling weekly farmers' market to its annual food festivals and heritage trails, the town ensures there's always something to enjoy.

Cardiff, the capital of Wales, is less than 30 minutes away and residents at Maple Walk can access a wide array of amenities, including world-class shopping at St David's Centre, cultural attractions like Cardiff Castle and the Principality Stadium, and a thriving arts scene at venues such as the Wales Millennium Centre.

Living in Ystradowen combines the best of tranquil countryside living with easy access to urban luxuries. It's perfect for anyone seeking a balanced lifestyle amid beauty, heritage, and opportunity.

# Maple Walk

## SITE PLAN



THE THORNBURY

Plots: 38, 42 & 44



THE ROXBURY

Plots: 24, 29 & 43



THE SHELBY

Plots: 2, 25, 26, 27, 28, 39, 40 & 41



THE BURNABY

Plot: 23



THE BURNABY CORNER

Plots: 1, 22, 34 & 37



THE HYATT

Plots: 30, 31, 32, 33, 35, 36, 45 & 46









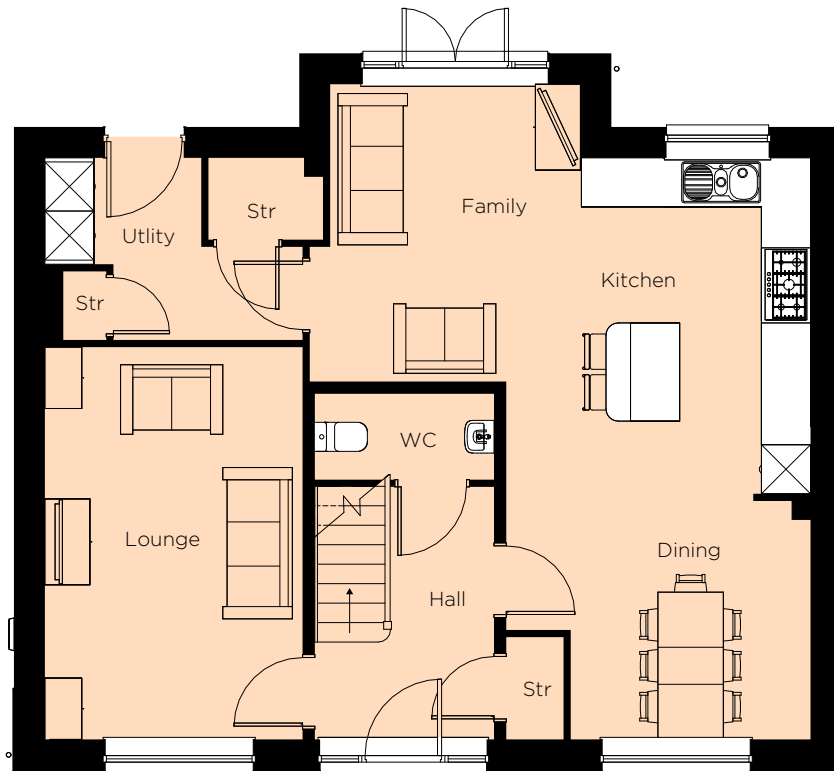


# THE THORNBURY

## FOUR BEDROOM DETACHED HOME

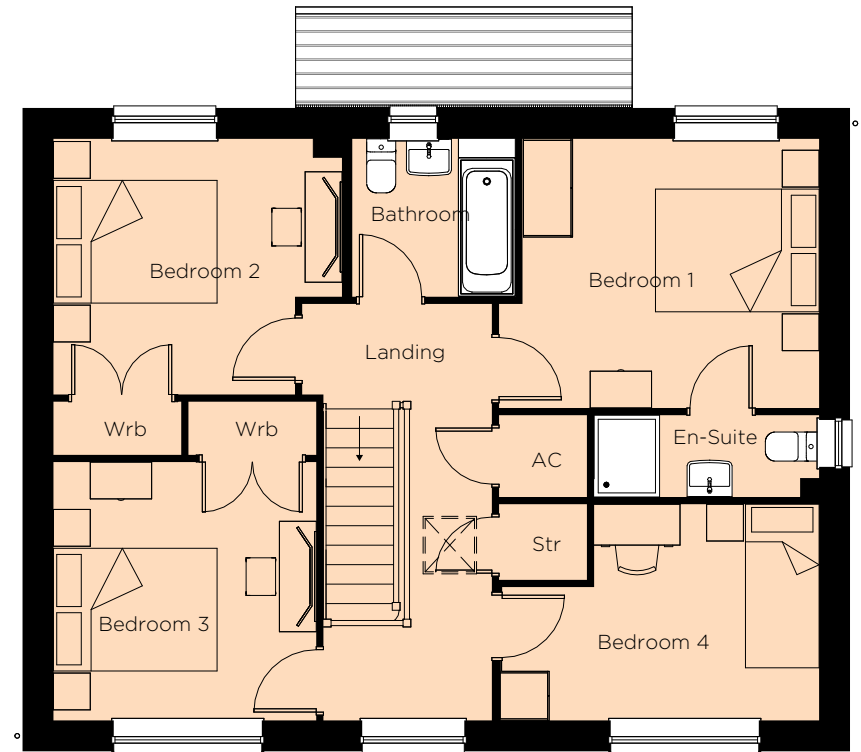
1,479 sq ft (137.4 sq m)

PLOTS 38, 42 & 44



### GROUND FLOOR

Kitchen	4.11m x 3.72m	13'6" x 12'2"
Family	3.63m x 3.06m	11'11" x 10'0"
Dining	2.93m x 2.92m	9'7" x 9'7"
Lounge	4.80m x 3.15m	15'9" x 10'4"
WC	2.19m x 1.05m	7'2" x 3'5"



### FIRST FLOOR

Bedroom 1	3.67m x 3.29m	11'11" x 10'10"
En-Suite	2.75m x 1.00m	9'0" x 3'3"
Bedroom 2	3.53m x 3.13m	11'7" x 10'3"
Bedroom 3	3.21m x 3.16m	10'6" x 10'4"
Bedroom 4	3.87m x 2.64m	12'9" x 8'8"
Bathroom	1.99m x 1.93m	6'6" x 6'4"

Please note all dimensions are approximate and taken to their maximum, bedroom dimensions have been taken into wardrobe recess.

The computer generated image of the Thornbury house-type is for illustrative purposes only, and does not form part of any contract. For specific finishes, please speak to the Lewis Homes Sales Consultant.

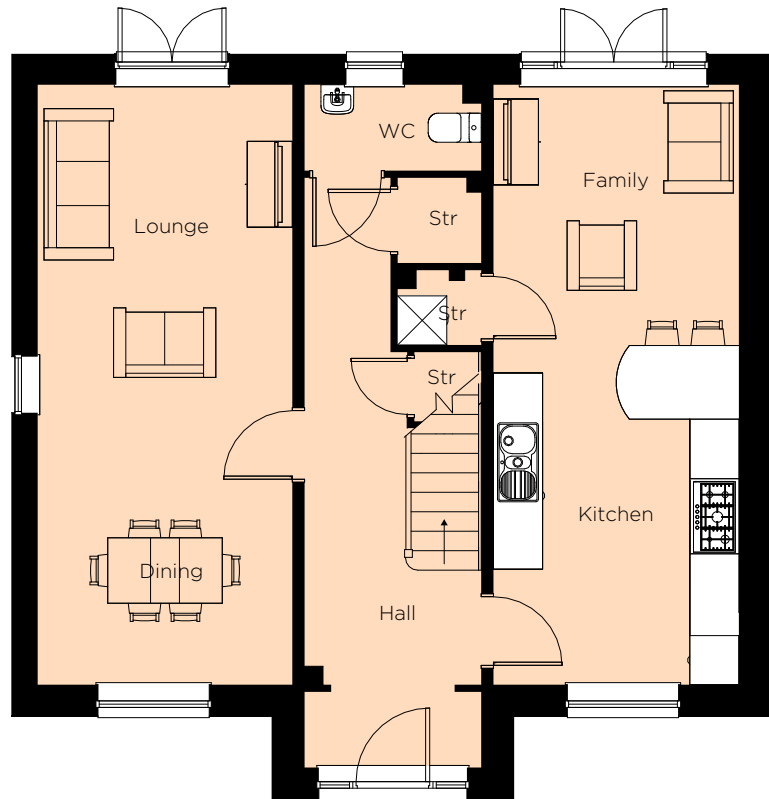




# THE ROXBURY

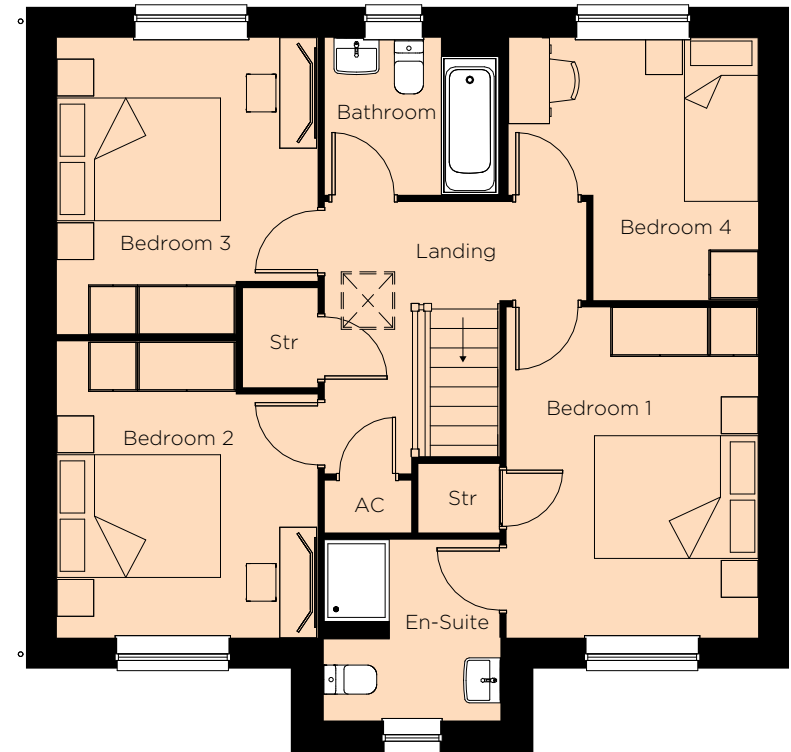
## FOUR BEDROOM DETACHED HOME

1,417 sq ft (131.6 sq m)  
PLOTS 24, 29 & 43



### GROUND FLOOR

Kitchen	4.15m x 3.00m	13' 7" x 9' 10"
Family	3.19m x 3.00m	10' 6" x 9' 10"
Lounge/Dining	7.33m x 3.11m	24' 1" x 10' 3"
WC	2.16m x 1.05m	7' 1" x 3' 5"



### FIRST FLOOR

Bedroom 1	4.04m x 3.08m	13' 3" x 10' 1"
En-Suite	2.21m x 2.16m	7' 3" x 7' 1"
Bedroom 2	3.62m x 3.19m	11' 11" x 10' 5"
Bedroom 3	3.62m x 3.19m	11' 11" x 10' 5"
Bedroom 4	3.21m x 3.05m	10' 6" x 10' 0"
Bathroom	2.12m x 1.92m	6' 11" x 6' 4"

Please note all dimensions are approximate and taken to their maximum, bedroom dimensions have been taken into wardrobe recess.

The computer generated image of the Roxbury house-type is for illustrative purposes only, and does not form part of any contract. For specific finishes, please speak to the Lewis Homes Sales Consultant.

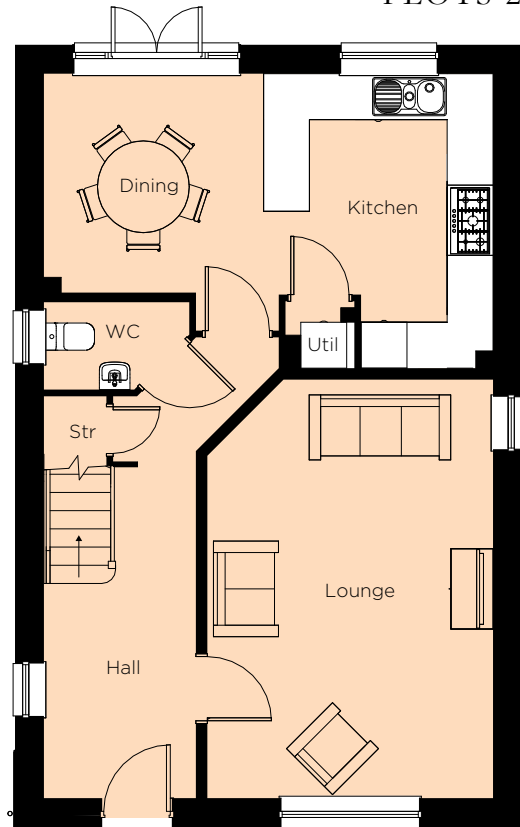




# THE SHELBY

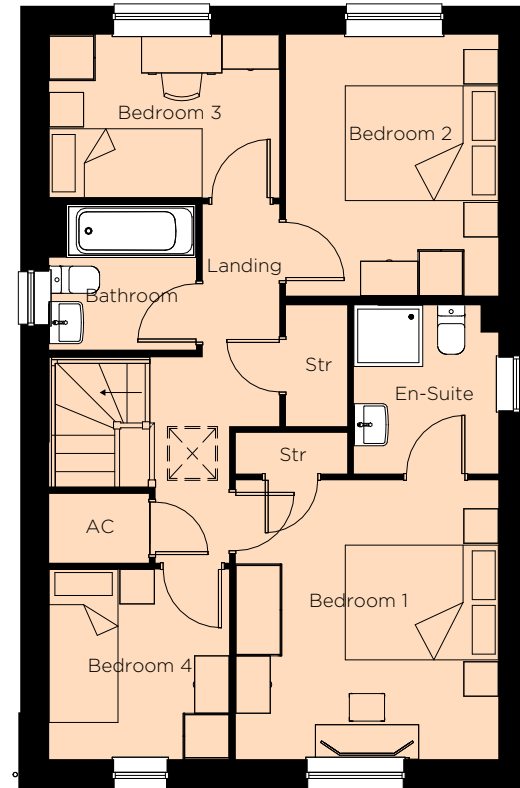
## FOUR BEDROOM DETACHED HOME

1,213 sq ft (112.7 sq m)  
PLOTS 2, 25, 26, 27, 28, 39, 40 & 41



### GROUND FLOOR

Kitchen	3.85m x 3.00m	12'8" x 9'10"
Lounge	5.47m x 3.74m	17'11" x 12'3"
Dining	2.87m x 2.86m	9'5" x 9'5"
WC	1.90m x 1.14m	6'3" x 3'9"



### FIRST FLOOR

Bedroom 1	3.65m x 3.43m	12'0" x 11'3"
En-Suite	2.20m x 1.89m	7'3" x 6'2"
Bedroom 2	3.41m x 2.78m	11'2" x 9'1"
Bedroom 3	3.01m x 2.13m	9'10" x 7'0"
Bedroom 4	2.48m x 2.35m	8'2" x 7'9"
Bathroom	1.92m x 1.90m	6'4" x 6'3"

Please note all dimensions are approximate and taken to their maximum, bedroom dimensions have been taken into wardrobe recess.  
The computer generated image of the Shelby house-type is for illustrative purposes only, and does not form part of any contract. For specific finishes, please speak to the Lewis Homes Sales Consultant.

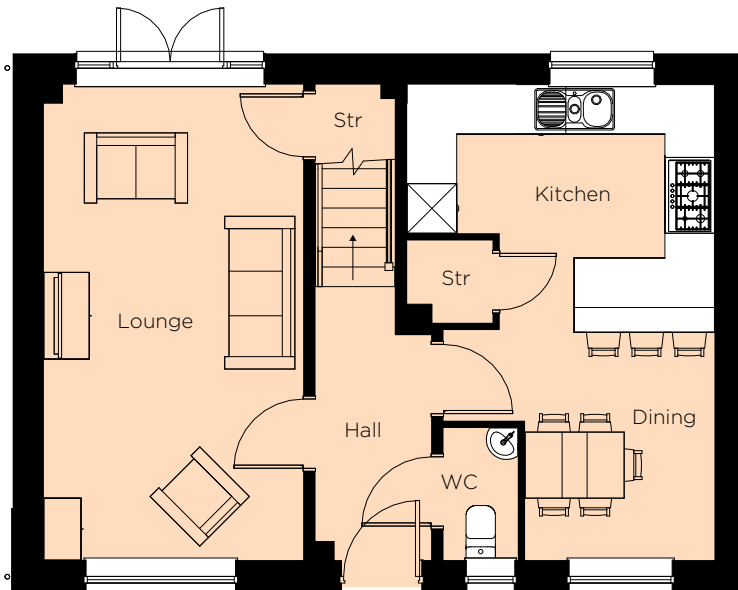




# THE BURNABY

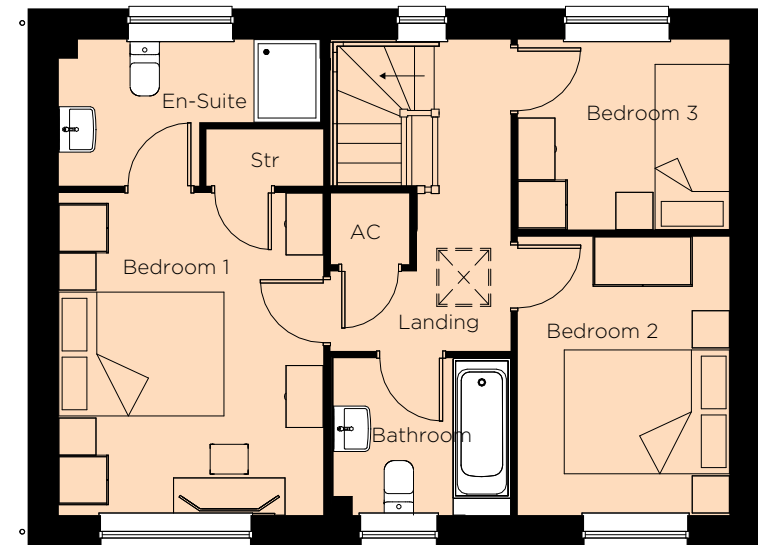
## THREE BEDROOM DETACHED HOME

1,021 sq ft (94.9 sq m)  
PLOT 23



### GROUND FLOOR

Kitchen	3.72m x 3.00m	12'3" x 9'10"
Lounge	5.76m x 3.14m	18'11" x 10'4"
Dining	2.76m x 2.29m	9'1" x 7'6"
WC	1.60m x 0.90m	5'3" x 2'11"



### FIRST FLOOR

Bedroom 1	3.90m x 3.20m	12'10" x 10'6"
En-Suite	3.16m x 1.77m	10'5" x 5'10"
Bedroom 2	3.37m x 2.56m	11'1" x 8'5"
Bedroom 3	2.56m x 2.30m	8'5" x 7'7"
Bathroom	2.14m x 1.90m	7'0" x 6'3"

Please note all dimensions are approximate and taken to their maximum, bedroom dimensions have been taken into wardrobe recess.  
The computer generated image of the Burnaby house-type is for illustrative purposes only, and does not form part of any contract. For specific finishes, please speak to the Lewis Homes Sales Consultant.



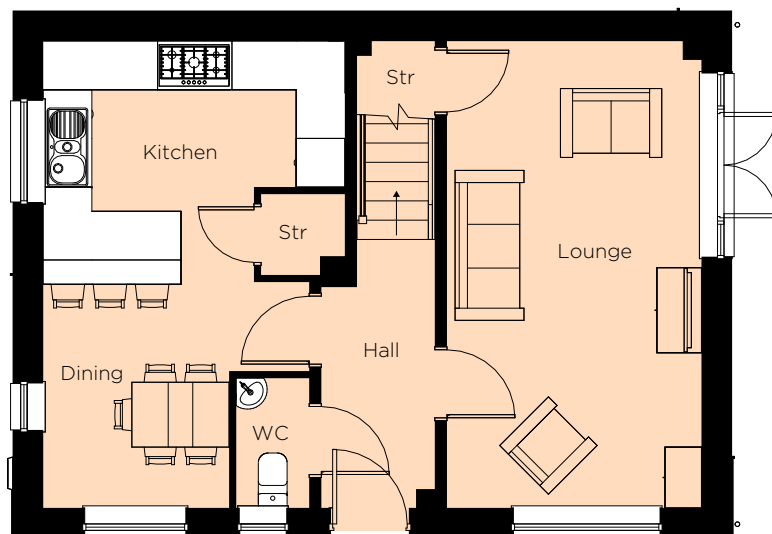


# THE BURNABY CORNER

## THREE BEDROOM DETACHED HOME

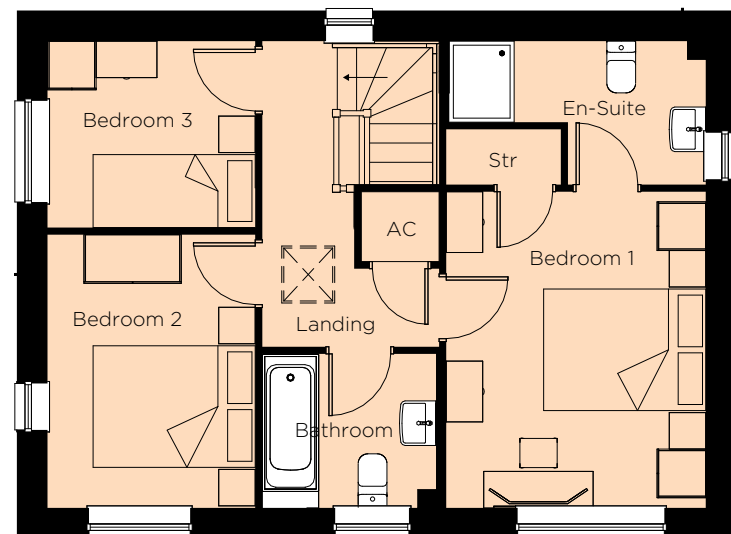
1,021 sq ft (94.9 sq m)

PLOTS 1, 22, 34 & 37



### GROUND FLOOR

Kitchen	3.72m x 3.00m	12'3" x 9'10"
Lounge	5.76m x 3.14m	18'11" x 10'4"
Dining	2.76m x 2.29m	9'1" x 7'6"
WC	1.60m x 0.90m	5'3" x 2'11"



### FIRST FLOOR

Bedroom 1	3.90m x 3.20m	12'10" x 10'6"
En-Suite	3.16m x 1.77m	10'5" x 5'10"
Bedroom 2	3.37m x 2.56m	11'1" x 8'5"
Bedroom 3	2.56m x 2.30m	8'5" x 7'7"
Bathroom	2.14m x 1.90m	7'0" x 6'3"

Please note all dimensions are approximate and taken to their maximum, bedroom dimensions have been taken into wardrobe recess.

The computer generated image of the Burnaby Corner house-type is for illustrative purposes only, and does not form part of any contract. For specific finishes, please speak to the Lewis Homes Sales Consultant.



Computer generated image of Hyatt house-type, 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.

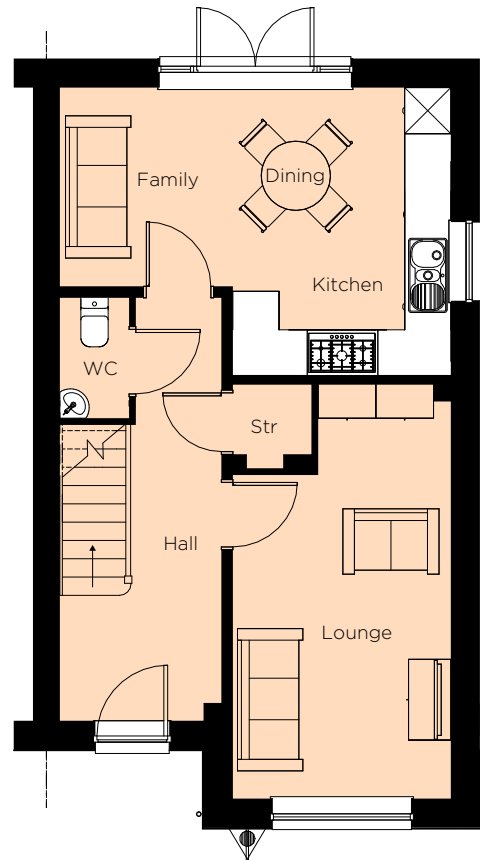


# THE HYATT

## THREE BEDROOM SEMI-DETACHED HOME

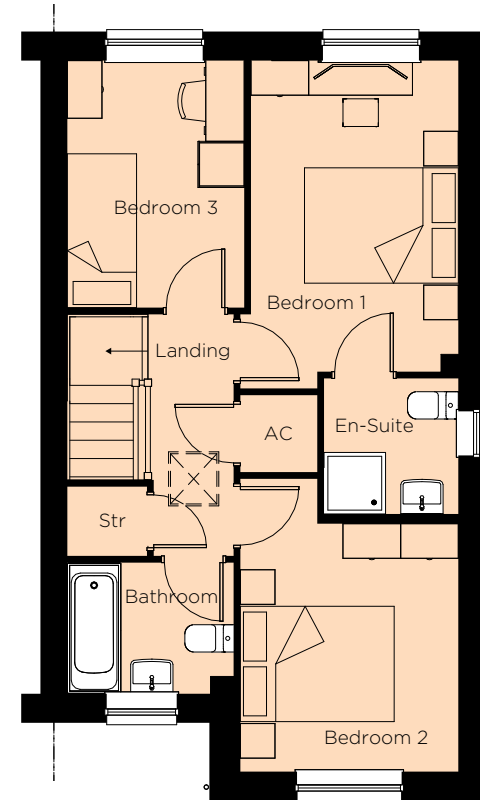
978 sq ft (90.9 sq m)

PLOTS 30, 31, 32, 33, 35, 36, 45 & 46



### GROUND FLOOR

Kitchen	3.75m x 2.83m	12'4" x 9'4"
Family / Dining	5.08m x 2.25m	6'8" x 8'6"
Lounge	5.38m x 2.83m	17'8" x 9'4"
WC	1.57m x 0.90m	5'2" x 2'11"

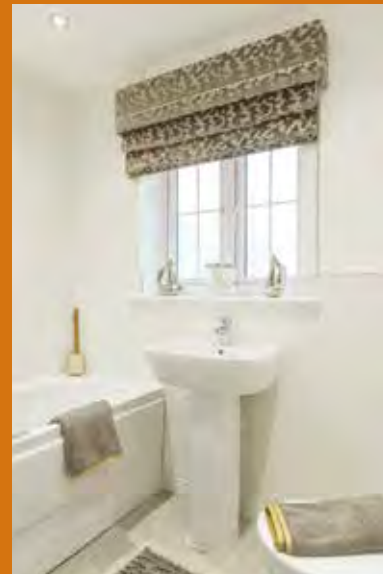


### FIRST FLOOR

Bedroom 1	4.05m x 2.70m	13'3" x 8'10"
En-Suite	1.76m x 1.75m	5'9" x 5'9"
Bedroom 2	3.22m x 2.83m	10'7" x 9'4"
Bedroom 3	3.21m x 2.30m	10'6" x 7'7"
Bathroom	2.16m x 1.71m	7'1" x 5'7"

Please note all dimensions are approximate and taken to their maximum, bedroom dimensions have been taken into wardrobe recess.

The computer generated image of the Hyatt house-type is for illustrative purposes only, and does not form part of any contract. For specific finishes, please speak to the Lewis Homes Sales Consultant.



Images taken from previous Lews Homes' developments



# SPECIFICATION

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## INTERIOR FINISH

- All walls painted in white matt emulsion finish
- All ceilings finished with a flat smooth finish, painted with matt white emulsion
- Internal doors: white moulded panel doors white sheen finish. Panel inlaid oak veneer are available as upgrades. Please see our Sales Consultant for further details
- All doors 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
- White sockets and switches throughout (brushed chrome finish is available as an upgrade)
- All central heating and hot water is through a Vaillant Arotherm air source heat pump

## 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

- Gerberit sanitaryware in white
- A selection of Bristan taps are available to choose from
- Mira Coda Pro shower (Pro EV shower is available as an upgrade)
- 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
- Glass induction hob and single electric oven
- Integrated fridge freezer
- 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.



## 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.

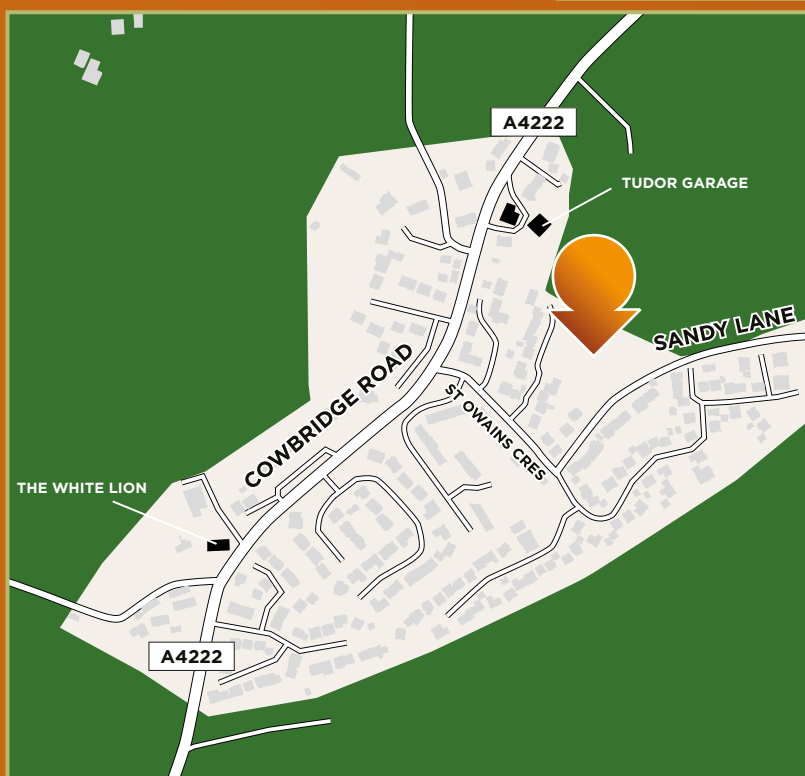
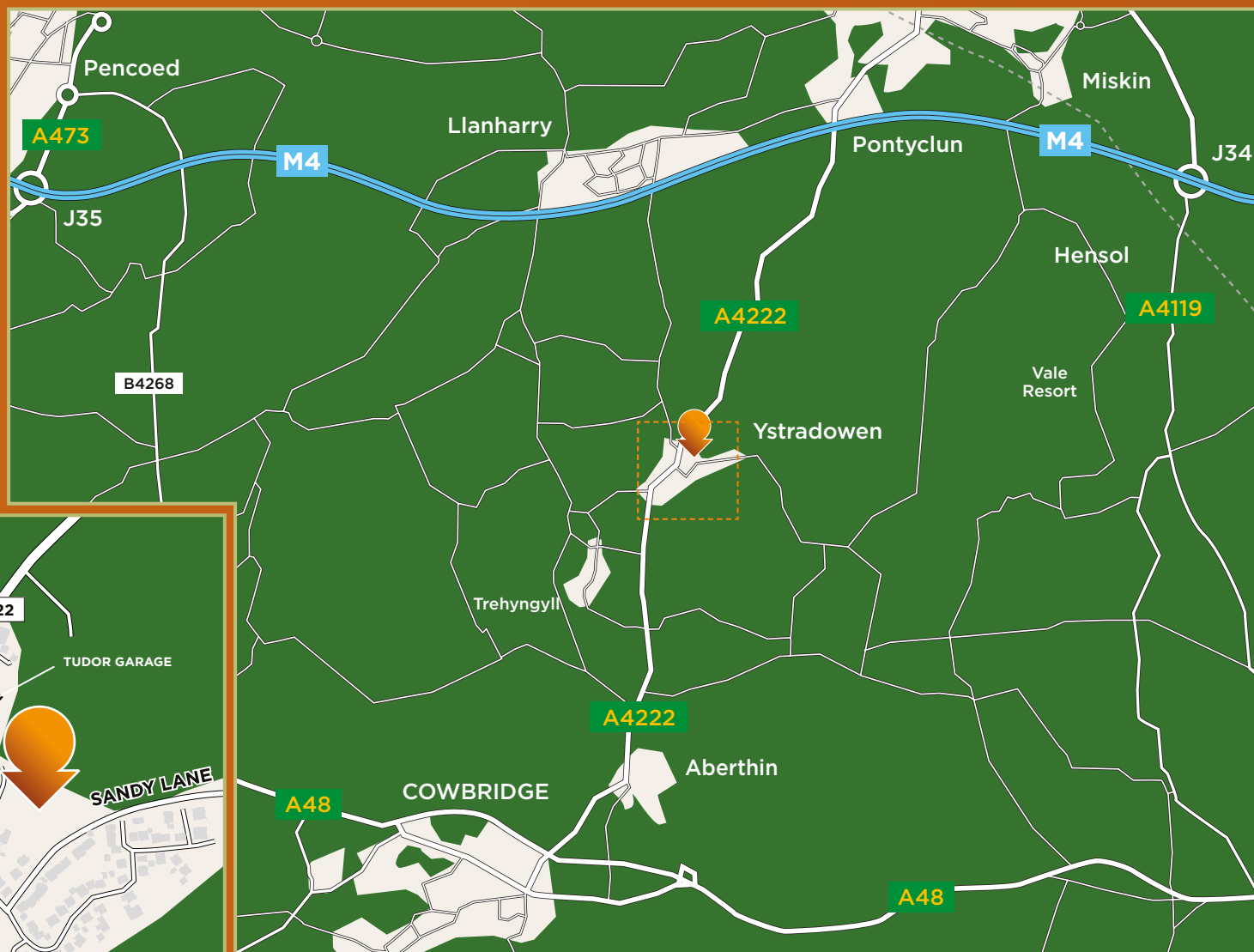


# Maple Walk

Sandy Lane,  
Ystradowen CF71 7TZ

## DIRECTIONS

Maple Walk is located just off the A4222 on Sandy Lane. The development lies midway between Cowbridge (3 miles) and Pontyclun (3 miles) with easy access to the M4 and Cardiff.



For further information, please contact:  
Peter Alan, Cowbridge 01446 772857  
[landandnewhomes@peteralan.co.uk](mailto:landandnewhomes@peteralan.co.uk)

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