

# Gwêl Yr Ynys

SULLY, VALE OF GLAMORGAN

Nestled away in the historic village of Sully is a premium selection of three, four and five bedroom homes. Ideal for couples, growing families and downsizers.

**Taylor**  
**Wimpey**

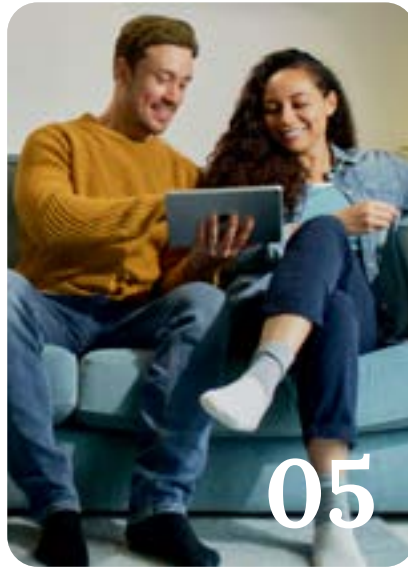
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# Welcome to Gwêl yr Ynys

Ideal for couples, growing families and downsizers alike, the homes at Gwêl yr Ynys are located in the beautiful Vale of Glamorgan countryside in close proximity to Penarth and the centre of Cardiff. Sully offers the perfect balance of village, seaside and city life.

[→ View the site plan](#)



# Best of both worlds

Located in the charming village of Sully, Gwêl yr Ynys offers you a peaceful oasis with a thriving community, uninterrupted views and open spaces that are ideal for nature lovers.

With Penarth and Cardiff within a 30-minute drive away, you're never too far from the convenience and modern amenities of the big city.

Cosmeston Lake



Cardiff Castle



Amenities in Penarth



[Watch development video](#)



# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer a range of contemporary and traditional kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and taps, and lighting\* give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from an shower and glass enclosure.

For a distinct look, we offer a varied range of ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

# Specification of our houses

Kitchens	
Choice of stylish and contemporary kitchens from our Standard range	✓
Choice of laminated 40mm square edged worktops	✓
Stainless steel 1.5 bowl sink and drainer with mixer tap	✓
Other Zanussi appliances include integrated fridge freezer & dishwasher (applicable to the Ransford, Standford, Winterford and all plots indicated below)●	✓
Stainless steel splash back above hob	✓
Stainless steel Zanussi oven, 4-burner gas hob and integrated extractor hood	✓
Bathrooms, en suites	
Chrome taps and fittings	✓
Shower screen	✓
Utility and cloakrooms	
40mm laminate square edged worktop with base units to match kitchen	✓
Integrated washing machine included (applicable to the Ransford, Standford, Winterford and all plots indicated below)●	✓
Cill-height tiling to all walls in bathroom and en suites. Splashback tiling to WC	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
Waste water heat recovery systems●	✓
Electrical features	
TV socket to lounge	✓
Mains operated smoke detectors	✓
TV point to bedroom 1 (to specific house types)	✓
External PIR light located on front of property	✓
Double socket in kitchen with USB charge points built in	✓
Fibre optic hub under stairs with double socket	✓

✓ = Standard features ● = Only apply for the following plots; Plots 125,144-167,183-188, 204-205 † = Where applicable

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# Specification of our houses

Finishing touches	
White emulsion to all internal walls	✓
White pre-finished internal doors with chrome handles	✓
PVCu double glazed windows	✓
External features	
Wiring only for external light to rear of property	✓
Outside tap to rear garden	✓
External PIR light located on front of property	✓
Detached garages – power & light when garage is situated within the property curtilage	✓
PV Solar panels on selected plots <sup>●</sup>	✓
Security and safety	
Mains-operated smoke detectors	✓
Smoke detector in roof space <sup>●</sup>	✓
Gardens, paths and drives	
Front garden landscaped (as per landscaping layout)	✓
Close board fencing to rear garden	✓
Optional Upgrades	
A range of optional upgrades are available subject to build stage	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

[→ Find out more](#)

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# Our homes

→ 5 bedroom homes



→ 4 bedroom homes



→ 3 bedroom homes



→ View the site plan



# The Winterford

5 BEDROOM HOME



## GROUND FLOOR

### Lounge

5.22m × 4.12m      17' 2" × 13' 7"

### Lounge 2

4.74m × 3.56m      15' 7" × 11' 8"

### Kitchen/Dining

6.36m × 3.83m      20' 11" × 12' 7"

### Study

2.97m × 2.60m      9' 9" × 8' 6"



## FIRST FLOOR

### Bedroom 1

4.05m × 3.56m      13' 4" × 11' 8"

### Bedroom 2

3.49m × 3.79m      11' 5" × 12' 5"

### Bedroom 3

3.95m × 2.66m      13' 0" × 8' 9"

### Bedroom 4

2.75m × 3.44m      9' 0" × 11' 3"

### Bedroom 5

2.76m × 2.71m      9' 1" × 8' 11"

[→ View development](#)

[→ View our current availability](#)

\*Plot specific windows. \*Storage only required where space standards are a requirement - can be replaced with fitted wardrobes. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 77301\_TWSW / April 2024.



# The Standford

4 BEDROOM HOME



## GROUND FLOOR

### Lounge

3.66m × 4.96m      12' 0" × 16' 3"

### Kitchen max.

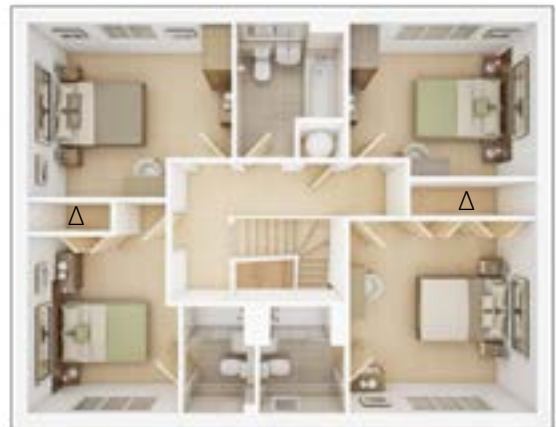
6.32m × 3.80m      20' 9" × 12' 6"

### Dining

3.66m × 2.72m      12' 0" × 8' 11"

### Study

2.54m × 2.92m      8' 4" × 9' 7"



## FIRST FLOOR

### Bedroom 1

3.72m × 3.83m      12' 3" × 12' 7"

### Bedroom 2

2.75m × 3.52m      9' 0" × 11' 7"

### Bedroom 3 max.

4.06m × 3.47m      13' 4" × 11' 5"

### Bedroom 4 max.

3.72m × 3.06m      12' 3" × 10' 1"

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# The Ransford

4 BEDROOM HOME



## GROUND FLOOR

### Lounge

3.84m × 7.10m      12' 7" × 23' 4"

### Kitchen/Dining

6.60m × 3.47m      21' 8" × 11' 5"

### Study

3.84m × 2.48m      12' 7" × 8' 2"



## FIRST FLOOR

### Bedroom 1

3.92m × 3.54m      12' 11" × 11' 7"

### Bedroom 2

3.25m × 3.54m      10' 8" × 11' 7"

### Bedroom 3 min.

2.80m × 2.82m      9' 2" × 9' 3"

### Bedroom 4

3.84m × 2.24m      12' 7" × 7' 5"

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# The Manford

4 BEDROOM HOME



## GROUND FLOOR

### Lounge

3.88m x 4.74m      12' 9" x 15' 7"

### Kitchen/Dining

8.11m x 2.88m      26' 7" x 9' 6"

### Study

2.10m x 2.65m      6' 11" x 8' 8"



## FIRST FLOOR

### Bedroom 1 max.

3.88m x 3.03m      12' 9" x 9' 11"

### Bedroom 2 max.

3.09m x 3.33m      10' 2" x 10' 11"

### Bedroom 3 max.

3.03m x 3.66m      10' 0" x 12' 0"

### Bedroom 4 max.

2.75m x 3.28m      9' 0" x 10' 9"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Dunham

4 BEDROOM HOME



## GROUND FLOOR

Lounge max.

4.06m x 4.22m      13' 4" x 13' 10"

Kitchen/Dining max.

6.51m x 3.85m      21' 4" x 12' 8"



## FIRST FLOOR

Bedroom 1

3.37m x 4.24m      11' 1" x 13' 11"

Bedroom 2

4.11m x 2.83m      13' 6" x 9' 4"

Bedroom 3

3.44m x 3.28m      11' 3" x 10' 9"

Bedroom 4

2.65m x 2.83m      8' 9" x 9' 4"

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# The Lanford

4 BEDROOM HOME



## GROUND FLOOR

### Lounge

3.24m × 4.57m      10' 8" × 15' 0"

### Kitchen/Dining

2.85m × 6.87m      9' 4" × 22' 7"

### Study

2.17m × 2.21m      7' 2" × 7' 3"



## FIRST FLOOR

### Bedroom 1

3.33m × 3.47m      10' 10" × 11' 5"

### Bedroom 2

2.69m × 2.82m      8' 10" × 9' 3"

### Bedroom 3

2.84m × 2.59m      9' 4" × 8' 6"

### Bedroom 4 max.

3.31m × 2.62m      10' 11" × 8' 7"

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# The Midford

4 BEDROOM HOME



## GROUND FLOOR

### Lounge

3.62m × 4.49m      11' 11" × 14' 9"

### Kitchen/Dining

5.71m × 3.38m      18' 9" × 11' 1"



## FIRST FLOOR

### Bedroom 1

3.27m × 3.61m      10' 9" × 11' 10"

### Bedroom 2

2.81m × 3.53m      9' 3" × 11' 7"

### Bedroom 3 min.

2.81m × 2.52m      9' 3" × 8' 3"

### Bedroom 4

2.35m × 2.23m      7' 9" × 7' 4"

[→ Discover more about this home](#)

[→ View our current availability](#)

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# The Coltford

3 BEDROOM HOME



## GROUND FLOOR

**Lounge** max.

4.24m × 4.22m      13' 11" × 13' 10"

**Kitchen/Dining**

5.27m × 3.00m      17' 4" × 9' 10"



## FIRST FLOOR

**Bedroom 1**

4.58m × 3.00m      15' 1" × 9' 10"

**Bedroom 2**

3.00m × 3.46m      9' 10" × 11' 4"

**Bedroom 3** min.

2.18m × 2.13m      7' 2" × 7' 0"

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# The Easedale

3 BEDROOM HOME



## GROUND FLOOR

### Lounge

3.02m x 5.10m      9' 11" x 16' 9"

### Kitchen/Dining

2.95m x 5.10m      9' 8" x 16' 9"



## FIRST FLOOR

### Bedroom 1

3.08m x 3.78m      10' 1" x 12' 5"

### Bedroom 2

2.95m x 2.86m      9' 8" x 9' 5"

### Bedroom 3

2.95m x 2.15m      9' 8" x 7' 1"

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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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[→ Here's how we can help](#)

## Existing home owner?

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[→ Here's how we can help](#)



# Take your next step



Find your dream home on our website.



**Book an appointment to view our show homes.**



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **02921 672 917.**



Find out how we can get you moving with our buying schemes.

[→ Book an appointment](#)

[→ How to buy a home](#)



**GWÊL YR YNYS** Cog Road, Sully, Vale of Glamorgan, CF64 5UD

**CONTACT US ON 02921 672 917**

# Taylor Wimpey