

**Taylor
Wimpey**

Find your way around

EAST QUAY @ LATITUDE

BARRY | VALE OF GLAMORGAN

Get to know

EAST QUAY @ LATITUDE

BARRY | VALE OF GLAMORGAN

Located in the popular water-front town of Barry, East Quay at Latitude offers a range of beautiful 2, 3 & 4 bedroom homes that have been designed with modern living in mind. It's the perfect place to settle down by the seaside.



4 BEDROOM HOMES



The Oakham

4 bedroom home

Plots: 457, 458, 463 & 464



The Ashbury

4 bedroom home

Plots: 422, 424-426, 427, 428, 433, 434, 436 & 439

3 BEDROOM HOMES



The Alton G

3 bedroom home

Plots: 441-444



The Ashbourne

3 bedroom home

Plots: 421, 423, 429-432, 435, 437, 438, 440 & 459-462



The Gosford

3 bedroom home

Plots: 407, 411, 445 & 448-456

2 BEDROOM HOMES



The Beckford

2 bedroom home

Plots: 408-410, 446 & 447



2 bedroom apartments*

Plots: 412-420

▶ = Integral garage
*ah/r = Rental homes

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 66488 TWSW / October 2022.

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THE OAKHAM

4 BEDROOM HOME



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THE OAKHAM

The three storey Oakham is a bright, open home with plenty of space for flexible living. The entrance hallway leads to a generous kitchen dining area, with French doors opening into the garden. Upstairs features a family room with Juliet balcony, a well proportioned bedroom and family bathroom. Located on the top floor is the main bedroom along with two more generous bedrooms and another bathroom.

GROUND FLOOR



Kitchen/Dining 5.34m x 3.64m 17' 5" x 11' 9"

FIRST FLOOR



Lounge 5.34m x 3.70m 17' 5" x 12' 1"

Bedroom 3 3.10m x 3.08m 10' 2" x 10' 1"

SECOND FLOOR



Bedroom 1 4.24m x 2.93m 13' 9" x 9' 6"

Bedroom 2 3.67m x 2.59m 12' 0" x 8' 6"

Bedroom 4 3.67m x 2.59m 12' 0" x 8' 6"



* Plot specific windows. 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. 66488 TWSW / October 2022.



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THE ASHBURY

4 BEDROOM HOME



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THE ASHBURY

The 4 bedroom Ashbury townhouse offers spacious accommodation across its 3 storey layout. A good sized living/dining room opens through French doors to the private rear garden. Located off the entrance hallway is the kitchen/breakfast room, alongside a cloakroom. A double bedroom and second bedroom can be found on the first floor. On the second floor, the large bedroom one can be found alongside a further double bedroom.

GROUND FLOOR



Lounge/Dining Area 4.23m x 3.50m 13' 11" x 11' 6"

**Kitchen/
Breakfast Area** 3.20m x 5.25m 10' 6" x 17' 3"

FIRST FLOOR



Bedroom 3 2.17m x 3.29m 7' 1" x 10' 10"

**Family Room/
Bedroom 4** 4.23m x 3.50m 13' 11" x 11' 6"

SECOND FLOOR



Bedroom 1 4.23m x 3.34m 13' 11" x 10' 11"

Bedroom 2 4.23m x 2.87m 13' 11" x 9' 5"



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GROUND FLOOR



Lounge/Dining Area	4.23m x 3.50m	13' 11" x 11' 6"
Kitchen/ Breakfast Area	3.20m x 5.25m	10' 6" x 17' 3"

FIRST FLOOR



Bedroom 3	2.17m x 3.29m	7' 1" x 10' 10"
Family Room/ Bedroom 4	4.23m x 3.50m	13' 11" x 11' 6"

SECOND FLOOR



Bedroom 1	4.23m x 3.34m	13' 11" x 10' 11"
Bedroom 2	4.23m x 2.87m	13' 11" x 9' 5"



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THE ALTON G

3 BEDROOM HOME



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THE ALTON G

The Alton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/dining room leads through to a living room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and further bedroom, while another staircase leads up to the second floor main bedroom suite, featuring high galleried ceilings and en suite shower room.

GROUND FLOOR



Living Room	4.23m x 3.51m	13' 11" x 11' 6"
Kitchen/Dining	3.17m x 5.25m	10' 5" x 17' 3"

FIRST FLOOR



Bedroom 2	4.23m x 3.52m	13' 11" x 11' 5"
Bedroom 3	2.20m x 3.27m	7' 3" x 10' 9"

SECOND FLOOR



Bedroom 1	3.12m x 5.98m	10' 2" x 19' 7"
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THE ASHBOURNE

3 BEDROOM HOME



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THE ASHBOURNE

A generous layout makes this three storey Ashbourne home ideal for spacious living. On the ground floor, you will find a versatile open plan kitchen/dining area, useful family/study area and a secondary bathroom. A living room, double bedroom and main bathroom are found on the first floor, whilst the second floor comprises of two further double bedrooms plus a family bathroom.

GROUND FLOOR



Kitchen/Family Area 5.21m x 2.76m 17' 1" x 9' 1"

Dining Room 4.61m x 2.94m 15' 1" x 9' 8"

FIRST FLOOR



Lounge 4.61m x 3.29m 15' 1" x 10' 8"

Bedroom 2 4.61m x 2.70m 15' 1" x 8' 9"

SECOND FLOOR



Bedroom 1 4.61m x 3.31m 15' 1" x 10' 9"

Bedroom 3 4.61m x 2.77m 15' 1" x 9' 1"



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THE ASHBOURNE

3 BEDROOM HOME



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GROUND FLOOR



Kitchen/Family Area 5.21m x 2.76m 17' 1" x 9' 1"

Dining Room 4.61m x 2.94m 15' 1" x 9' 8"

FIRST FLOOR



Lounge 4.61m x 3.29m 15' 1" x 10' 8"

Bedroom 2 4.61m x 2.70m 15' 1" x 8' 9"

SECOND FLOOR



Bedroom 1 4.61m x 3.31m 15' 1" x 10' 9"

Bedroom 3 4.61m x 2.77m 15' 1" x 9' 1"



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THE GOSFORD

3 BEDROOM HOME



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THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises bedroom one with an en suite, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

GROUND FLOOR



Lounge	4.27m x 3.69m	14' 0" x 12' 1"
Kitchen/Dining	4.72m x 2.88m	15' 6" x 9' 5"

FIRST FLOOR



Bedroom 1	2.96m x 2.83m	9' 9" x 9' 4"
Bedroom 2	3.31m x 2.63m	10' 10" x 8' 8"
Bedroom 3	3.55m x 2.01m	11' 8" x 6' 7"



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THE BECKFORD

2 BEDROOM HOME



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THE BECKFORD

The two bedroom Beckford starter home features a convenient layout for contemporary living. The entrance hallway leads to a living/dining room, which opens through French doors to the private rear garden. A practical kitchen, a guest cloakroom and under stairs storage complete the ground floor accommodation. Upstairs, the landing leads to bedroom one. There's also a main bathroom and a second double bedroom.

GROUND FLOOR



FIRST FLOOR



Lounge/Dining Area	3.98m x 3.74m	13' 1" x 12' 3"
Kitchen	3.03m x 1.86m	9' 11" x 6' 1"

Bedroom 1	3.98m x 2.56m	13' 1" x 8' 4"
Bedroom 2	3.98m x 2.19m	13' 1" x 7' 2"



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EAST QUAY @ LATITUDE. A VERY SPECIAL PLACE TO BE

A warm welcome to East Quay at Latitude

Nestled in the picturesque seaside town of Barry,
in the heart of an established and vibrant community,
is a brand-new collection of 2, 3 & 4 bedroom homes.

If you're looking to enjoy the serenity of seaside living in
close proximity to a bustling town, then this is the perfect
place to settle.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.





This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LIFE IN BARRY

Overlooking the historic docklands and golden beaches, Barry offers the best of both worlds.

Whether you're taking a stroll down Whitmore Bay, spending the afternoon on Barry Island or exploring the array of attractions, there's something for everyone to enjoy. After an activity packed day with the family, you can dine at one of the many restaurants available at the nearby Pump House or Goodsheds before watching the sunset over the Bristol Channel.

Residents will also benefit from the purpose built community facility and primary school on site that were delivered as part of the regeneration of Barry Dockland. On top of that, there's an active local community to immerse yourself in, with a range of clubs and sports groups.



Boardwalks and walking trails at Porthkerry Country Park.



The Parade Gardens.



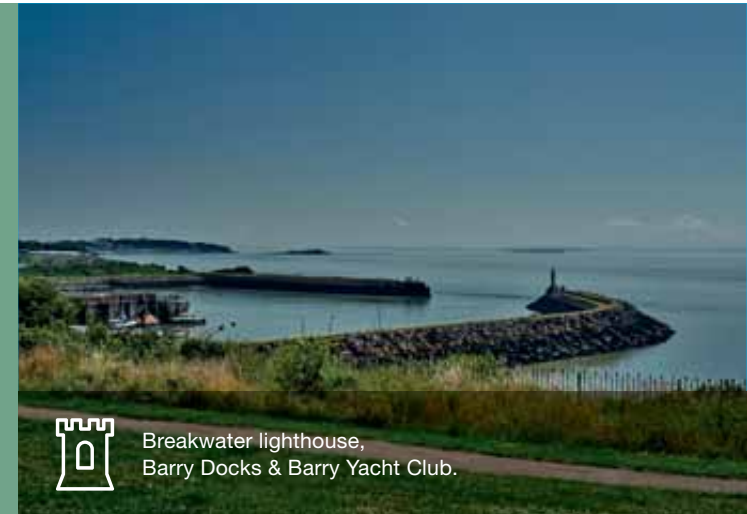
View across Whitmore Bay.

THE PERFECT PLACE TO BE

Barry has excellent transport links by road, rail and air. Cardiff city centre is only 8 miles from the development via regular trains from Barry station or the M4, which is just a short drive away. For a more exotic getaway, Cardiff International Airport is under 5 miles from the development.



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



Breakwater lighthouse, Barry Docks & Barry Yacht Club.



Goodsheds shops and restaurants.



The Pumphouse bars and restaurants.



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

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.



PART EXCHANGE

Struggling to sell your current home?
Our Part Exchange plan means we could buy your home off you.



EASYMOVER

or easymover could help remove some of the stress
if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit
at [taylorwimpey.co.uk](https://www.taylorwimpey.co.uk) and view our handy Homebuyer Guides.

HERE TO HELP
YOU SELL

FROM LOOKING ROUND TO MOVING IN...



EAST QUAY @ LATITUDE

The Quays
Barry Waterfront
Barry
Vale of Glamorgan
CF63 4BH

CONTACT US ON

01446 500 875

SATNAV

CF63 4BH

Instagram #taylorwimpey

Twitter @TaylorWimpey

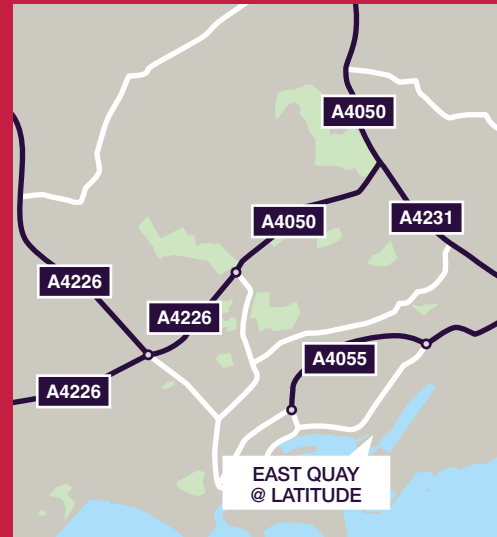
Facebook taylorwimpey

taylorwimpey.co.uk

FROM THE M4:

- Leave the M4 at Junction 33 and follow the A4232 signposted Penarth.
- At Culverhouse Cross Junction, take the A4050 signposted Barry, Cardiff Airport.
- Follow the A4050 Port Road into Barry. At the roundabout, take the first exit onto Barry Road and then turn right onto Buttrills Road.
- At the roundabout, take the third exit onto Gladstone Road/A4055 then at the roundabout take the second exit onto Gladstone Bridge.
- At the next roundabout take the first exit onto Ffordd y Mileniwm. At the next roundabout, take the second exit to continue on Ffordd y Mileniwm. The next roundabout, take the third exit into Y Rhodfa and then take a left.

The development sales office will be on your left hand side.



FROM CARDIFF:

- From the city centre, take the A4160 Penarth Road.
- At the junction, take the A4055 signposted Dinas Powys, Barry.
- At the roundabout take the first exit and then go through two roundabouts.
- At the next roundabout, take the first exit onto Y Rhodfa and then take a left.

The development sales office will be on your left hand side.

