

USK
FIELD
LLANISHEN

Built for Life



Waterstone Homes



THE PERFECT LOCATION

Located next to the reservoir, Usk Field is situated in Llanishen, a northern suburb of Cardiff

Surrounded by mature trees and foliage and only a short distance from the vibrant city of Cardiff, Usk Field offers the best of both worlds. A lifestyle of convenient city living, with great connections to the city, Cardiff Bay and the M4, it is perfect for work and pleasure, with an abundance of amenities and coffee shops close by.



EXPERIENCE ALL THE CAPITAL HAS TO OFFER

Only a short distance from the vibrant city centre of Cardiff, Llanishen is ideally located to provide convenient city living

From a fantastic retail hub, to mouth watering fine-dining and a world-class musical and theatrical venue, Cardiff proudly boasts a stylish and enviable lifestyle.

For those who enjoy leisure activity, the nearby Bute and Roath Parks offer scenic routes for walking, running and even watersports such as rowing and paddle boarding.

- 1 Enjoy scenic landscapes at Cardiff Bay
- 2 Cardiff's Roath Park and lake
- 3 Dine at a variety of Cardiff's delicious restaurants
- 4 Enjoy some retail therapy at St David's, Cardiff

Llanishen Train Station	0.5 miles
Roath Park	1.5 miles
University of Wales Hospital	2.0 miles
Cardiff	3.6 miles
M4	4.3 miles
Newport	12.1 miles
Bristol	41.4 miles
Swansea	41.6 miles

Enjoy an afternoon delight in a local coffee shop or ice-cream parlour and take in the beautiful views of Cardiff Castle and the woodland area that surrounds.

Cardiff is also home to the infamous Principality Stadium, offering a programme of outstanding sporting and cultural events.



WONDERFULLY
SECLUDED, YET
WITHIN EASY REACH
OF MODERN LIFE

Set in the desirable location of Llanishen,
Usk Field is Waterstone Homes' second
residential phase in the area

A development of impressive 4 & 5 bedroom family homes, it is the perfect place for growing families who desire the convenience and excitement of Wales' capital city. The development of 20 houses is ideally located on the outskirts of Cardiff, offering privacy yet perfect accessibility to the city. With an abundance of living space and plenty of high achieving local schools, these properties are ideal for the professional working family.



SITE KEY

<div></div> THE VILLARS Bedrooms: 4 Living Area: 170.29m ² /1,832.99ft ² Plots: 9, 10, 11, 12, 13 & 14	<div></div> THE GABLES Bedrooms: 4 Living Area: 189.84m ² /2,043.42ft ² Plots: 1, 6 & 25	<div></div> THE MANSE Bedrooms: 4 Living Area: 226.84m ² /2,441.69ft ² Plot: 5
<div></div> THE GRANGE Bedrooms: 5 Living Area: 225.04m ² /2,422.31ft ² Plots: 3 & 8	<div></div> THE CROFT Bedrooms: 4 Living Area: 200.55m ² /2,158.70ft ² Plots: 2, 4, 7, 22 & 24	<div></div> THE PARK HOUSE Bedrooms: 4 Living Area: 155.37m ² /1,672.39ft ² Plot: 20, 21 & 23



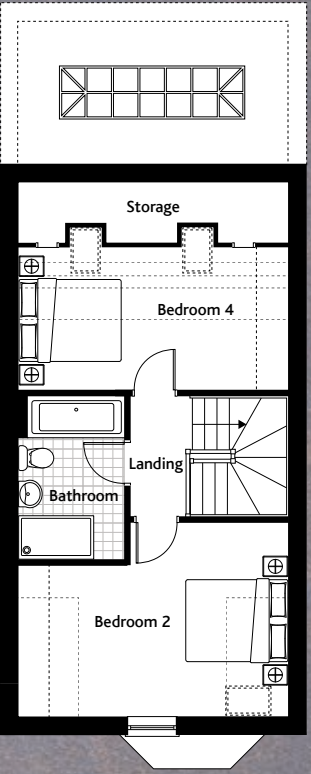
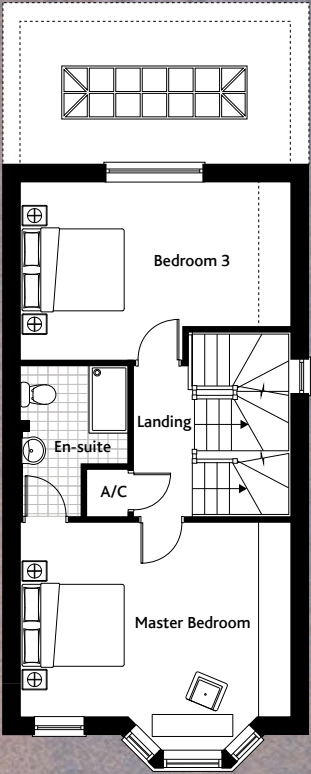
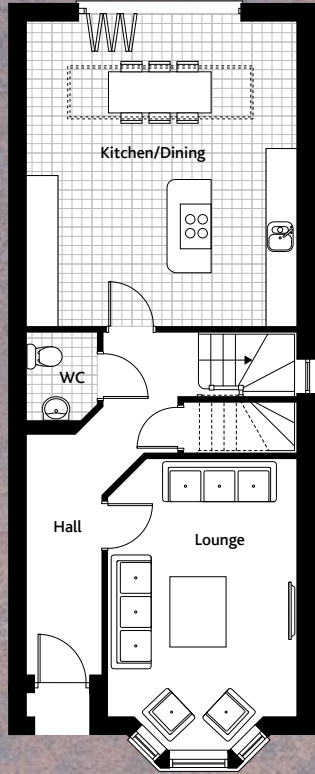
THE VILLARS

Bedrooms: 4
Living Area: 170.29m² / 1,832.99ft² (A)
Plots: 9, 10, 11, 12, 13 & 14

Set over three floors, The Villars is an impressive and spacious family Townhouse. The hallway leads to the lounge, WC and the open-plan kitchen/dining area that conveniently opens out onto the rear patio and garden via the bi-fold doors. This space also benefits from a skylight which floods the dining space with natural light, creating an airy and inviting environment.

To the first floor you will find the generous master bedroom with full width fitted wardrobes, a beautiful feature bay window, and en-suite, along with a further double bedroom.

On the second floor, two further double bedrooms share a family bathroom, one of which benefits from a practical full-width storage area. This floor offers roof lights in both bedrooms, maximising the natural light which comes into the area.



GROUND FLOOR	Lounge	5.39* x 3.58	11'9" x 17'8"
	WC	1.80 x 1.38*	5'11" x 4'6"
	Kitchen/Dining	5.83 x 5.13	19'2" x 16'10"
FIRST FLOOR	Master Bedroom	5.13 x 4.20	16'10" x 13'9"
	En-suite	2.79* x 2.04	9'2" x 6'8"
	Bedroom 3	5.13 x 3.40*	16'10" x 11'2"
SECOND FLOOR	Bedroom 2	5.13* x 3.64*	16'10" x 11'11"
	Family Bathroom	3.03 x 1.98	10'0" x 6'6"
	Bedroom 4	5.13 x 2.75	16'10" x 9'0"
	Storage	5.13 x 1.12	16'10" x 3'8"

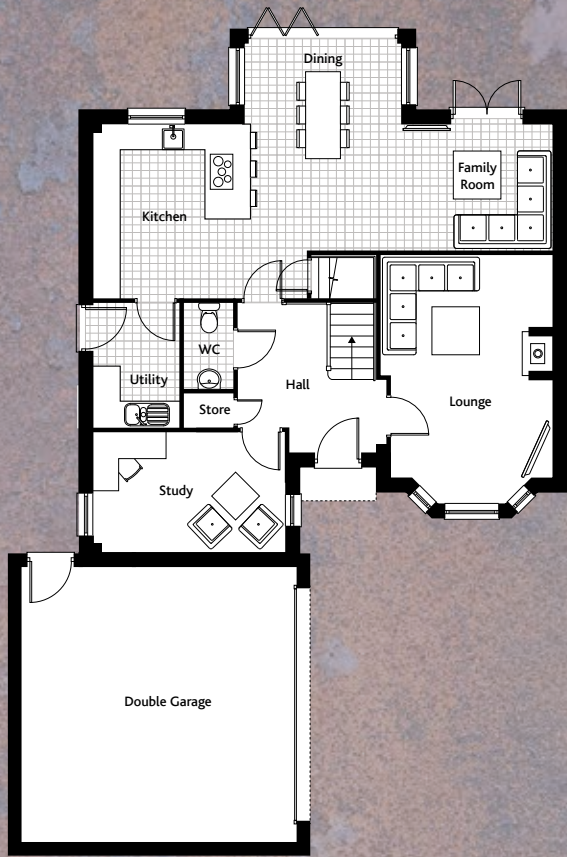
Internal floor plans may be subject to alteration. *Dimensions listed are maximum. Computer generated images are for illustrative purposes only.

THE GRANGE

Bedrooms: 5
Living Area: 225.04m² / 2,422.31ft² (B)
Plots: 3 & 8

The Grange is an extensive family home, providing plenty of living space. Leading from the hallway is the spacious and contemporary lounge which benefits from beautiful bay window and a feature log burner, perfect for cosy nights in with family and friends, along with study, WC, store room and utility room. The large kitchen/dining/family room conveniently opens out to the rear garden through feature bi-fold and French doors, perfect for evenings spent entertaining family and friends.

Upstairs you will find an expansive master bedroom with a generous dressing room, en-suite, four other double bedrooms, one with an en-suite and a feature bay window, and a family bathroom which provides a separate shower and bath. This property benefits from an integral double garage.



GROUND FLOOR

Lounge	5.51" x 3.83	18'1" x 12'7"	Dining	4.60 x 3.47	15'1" x 11'5"
Study	4.26 x 2.69	14'0" x 8'10"	Kitchen	3.92 x 3.38	12'10" x 11'1"
WC	1.83 x 1.11	6'0" x 3'8"	Utility	2.68 x 1.90	8'10" x 6'3"
Family Room	3.38 x 2.80	11'1" x 9'2"			

FIRST FLOOR

Master Bedroom	6.06 x 6.06	19'11" x 19'11"	Bedroom 3	4.12" x 3.53	13'6" x 11'7"
Dressing Room	6.14 x 1.50	20'2" x 4'11"	Bedroom 4	3.53" x 3.10	11'7" x 10'2"
En-suite	2.68* x 2.18	8'9" x 7'2"	Bedroom 5	3.26 x 3.26	10'8" x 10'8"
Bedroom 2	4.98 x 3.83	16'4" x 12'7"	Family Bathroom	3.64* x 3.06	11'11" x 10'0"
En-suite	2.11 x 1.85	6'11" x 6'1"			

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THE GABLES

Bedrooms: 4
Living Area: 189.84m² / 2,043.42ft² (C)
Plots: 1, 6 & 25

With an abundance of living space, The Gables is an ideal family home. Through the porch there is a lounge, study and WC. An expansive open-plan kitchen/dining area leads from the hallway. The lounge benefits from a stunning feature log burner, perfect for cosy nights in with family and friends, whilst the bi-fold doors and French doors at the rear of the house flood the space with natural light, creating a beautiful living environment.

Upstairs you will find a spacious master bedroom with en-suite and dressing room, three generous double bedrooms, two of which share a Jack & Jill shower room, and a family bathroom with a separate shower and bath.



GROUND FLOOR	Lounge	Family Room
	5.48° x 3.73° 18'0" x 12'3"	3.94 x 2.93 12'11" x 9'7"
	WC	Study
	2.02 x 0.97 6'8" x 3'2"	3.63° x 3.31° 11'11" x 10'10"
	Kitchen/Dining	Utility
	5.94 x 5.07 19'6" x 16'6"	2.50 x 2.06 8'3" x 6'9"
FIRST FLOOR	Master Bedroom	Jack & Jill
	3.59 x 3.45 11'9" x 11'4"	3.77° x 3.35° 12'5" x 11'0"
	En-suite	Bedroom 3
	2.20 x 1.98 7'3" x 6'6"	4.48° x 3.59° 14'8" x 11'9"
	Dressing Room	Bedroom 4
	2.22 x 1.99 7'3" x 6'6"	3.80° x 2.66° 12'6" x 8'9"
	Bedroom 2	Family Bathroom
	4.58 x 3.73 15'1" x 12'3"	3.55° x 2.72° 11'8" x 8'11"

Please note Plot 1 features a window in the utility room instead of a side door, please speak to your Sales Negotiator for more information.

THE CROFT

Bedrooms: 4
Living Area: 200.55m² / 2,158.70ft² (D)
Plots: 2, 4, 7, 22 & 24

The Croft is a spacious family home which is spread over three floors. The ground floor provides plenty of contemporary living space, with a study, utility room, WC, and lounge which features a beautiful log burner. The kitchen/dining/family room all enjoy an open-plan layout, opening out to the patio and garden via bi-fold doors.

The first floor hosts three large double bedrooms, two of which have an en-suite, and one enjoys a personal dressing area. The family bathroom benefits from a separate shower and bath.

On the second floor you will find the extensive master bedroom with a dressing room, large en-suite, and a storage area, allowing you to enjoy the whole floor to yourself. Dormer windows to the front and roof lights to the rear also help to create a light and relaxing environment.



GROUND FLOOR	Lounge	4.85 x 3.55	15'11" x 11'8"
	Study	3.05 x 2.68	10'0" x 8'9"
	WC	1.80 x 1.14	5'11" x 3'9"
	Kitchen	4.24 x 2.91	13'11" x 9'7"
	Dining/Family Room	5.63 x 3.22	18'6" x 10'7"
	Utility	2.68 x 1.73	8'9" x 5'8"
	Hall		
FIRST FLOOR	Bedroom 2	4.54 x 3.51*	14'11" x 11'6"
	Dressing Area	2.72 x 1.55	8'11" x 5'1"
	En-suite	2.68 x 1.81	8'9" x 5'11"
	Bedroom 3	4.21* x 3.83*	13'10" x 12'7"
	En-suite	2.49 x 1.75	8'2" x 5'9"
	Bedroom 4	4.87* x 2.66	16'0" x 8'9"
	Family Bathroom	3.89* x 2.68*	12'9" x 8'10"
SECOND FLOOR	Master Bedroom	5.27* x 4.55*	17'4" x 14'11"
	En-suite	2.62* x 2.60*	8'7" x 8'6"
	Dressing Room	2.66 x 2.20	8'9" x 7'3"
	Store		

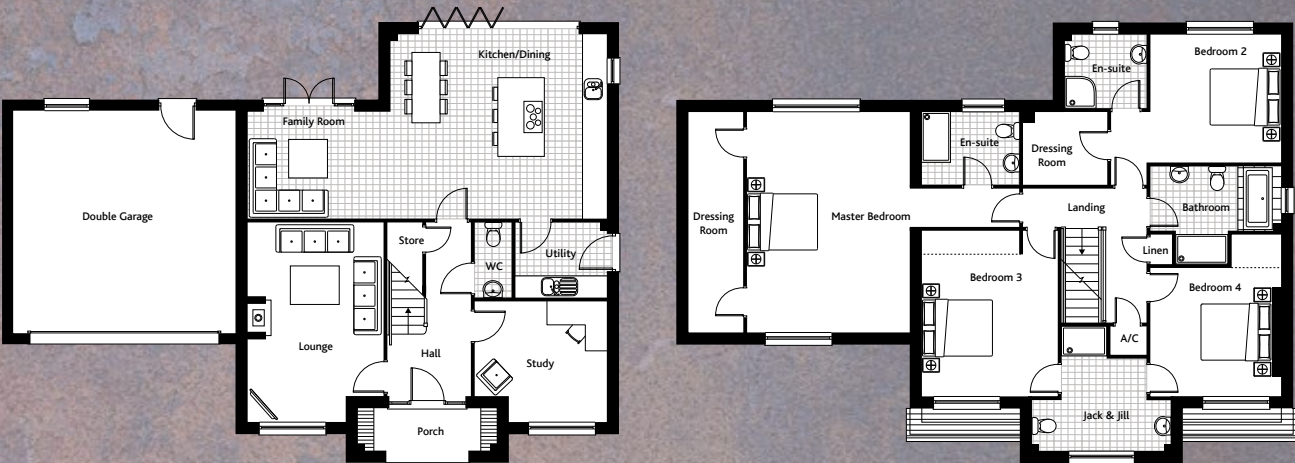
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THE MANSE

Bedrooms: 4
Living Area: 226.84m² / 2,441.69ft² (F)
Plot: 5

The Manse offers all the essentials a growing family would need. The only one on the development, the ground floor provides a WC, comfortable and spacious lounge, study, and a contemporary open-plan kitchen/dining/family room that opens out to the rear patio and garden via bi-fold and French doors. The lounge area also benefits from a beautiful feature log burner, perfect for cosy evenings in with family and friends.

A large master bedroom with dressing room and en-suite sits on the first floor, as well as three additional double bedrooms, two of which share a Jack & Jill shower room and the third, an en-suite and dressing room. The family bathroom offers a separate shower and bath. This property benefits from an integral double garage.



GROUND FLOOR

Lounge	5.48* x 3.73*	18'0" x 12'3"
Study	3.63* x 3.31*	11'11" x 10'10"
WC	2.02 x 0.97	6'8" x 3'2"
Kitchen/Dining	5.94 x 2.93	19'6" x 9'7"
Family Room	3.94 x 2.93	12'11" x 9'7"
Utility	2.50 x 2.06	8'3" x 6'9"

FIRST FLOOR

Master Bedroom	5.94 x 4.25	19'6" x 13'11"
Dressing Room	5.94 x 1.55	19'6" x 5'1"
En-suite	2.62 x 1.95	8'7" x 6'5"
Bedroom 2	3.59 x 3.44	11'9" x 11'4"
Dressing Room	2.29 x 1.95	7'6" x 6'5"
En-suite	2.20 x 1.98	7'3" x 6'6"
Bedroom 3	4.54* x 3.73*	14'11" x 12'3"
Jack & Jill	3.77* x 3.35*	12'5" x 11'0"
Bedroom 4	4.44 x 3.59	14'6" x 11'9"
Family Bathroom	3.55 x 2.72*	11'8" x 5'11"

Internal floor plans may be subject to alteration. *Dimensions listed are maximum. Computer generated images are for illustrative purposes only.

THE PARK HOUSE

Bedrooms: 4
Living Area: 155.37m² / 1,672.39ft² (G)
Plots: 20, 21 & 23

The Park House is a spacious family home which offers a large and contemporary lounge with a beautiful feature bay window, study, utility, WC and open-plan kitchen/dining/family room which opens out to the rear patio and garden via bi-fold and French doors.

On the first floor you will find a large master bedroom with fitted wardrobes and en-suite. A family bathroom with a separate shower and bath, along with three further double bedrooms all lead from the landing. The landing area also benefits from a feature window, flooding the whole area with natural light.



GROUND FLOOR

Lounge	5.54* x 3.92	18'3" x 12'11"	Dining	6.61 x 2.99	21'8" x 9'0"
Study	2.59 x 1.95	8'6" x 6'5"	Family Room	1.90 x 2.99	6'3" x 9'10"
WC	1.66* x 1.49*	5'5" x 4'11"	Utility	2.07 x 1.66	6'10" x 5'5"
Kitchen	3.50 x 2.99	11'6" x 9'10"			

FIRST FLOOR

Master Bedroom	5.82* x 3.92*	19'1" x 12'10"	Bedroom 4	3.00 x 2.52	9'10" x 8'3"
En-suite	2.14 x 1.86	7'0" x 6'1"	Family Bathroom	2.52 x 2.01	8'3" x 6'9"
Bedroom 2	4.02* x 3.22*	13'2" x 10'7"			
Bedroom 3	3.51 x 2.78	11'6" x 9'2"			



PROPERTY SPECIFICATION

At Waterstone Homes we understand that you will want to personalise many aspects of your new home. Our sales and interior design teams will be able to advise you of the necessary steps for you to get involved

KITCHEN

- ▣ Sigma3 contemporary designed kitchen, with island, 20mm Silestone worktop surfaces with matching upstands, stainless steel undermounted sink, fully integrated branded appliances, including recessed ceiling stainless steel extractor hood and wine cooler
- ▣ Amtico flooring identified in the brochure by the hatched area

BATHROOMS & EN-SUITES

- ▣ Porcelanosa contemporary designed bathrooms and tiling from the Waterstone Homes' range
- ▣ Polished chrome feature towel rail to main bathroom and master en-suite
- ▣ Amtico flooring to wet room areas from the Waterstone Homes' range, identified in the brochure by the hatched area

INTERNAL FINISHES

- ▣ Stairs with oak handrail and newels and white painted spindles
- ▣ Palermo oak finished internal doors
- ▣ Fitted wardrobes to master bedroom suite from the Waterstone Homes' range

All other wardrobes can be selected by requesting costs through your Sales Negotiator

- ▣ Dressing rooms with hanging rail and shelving (where applicable)
- ▣ Polished chrome ironmongery with matching chrome light switches and sockets throughout
- ▣ Fireplace to The Grange, The Gables and The Manse house types (please refer to your Sales Negotiator for design)

HEATING, ELECTRICAL & LIGHTING

- ▣ Underfloor heating to ground floor
- ▣ Spotlights to bathrooms, kitchen areas, utility and dressing rooms (for lighting layout, please see your Sales Negotiator)
- ▣ Thermally efficient gas central heating with thermostatically controlled radiators

EXTERNALLY

- ▣ Combination of feature lbstock brick colour 'cheddar red' and rough cast render
- ▣ Marley Eternit Thrutone slates, colour 'blue/black'

- ▣ UPVC windows, colour 'slate grey' external and 'white' internal, covered by a 10 year guarantee
- ▣ Woodgrain black UPVC foil wrapped fascias, barge boards and soffits with black rainwater goods
- ▣ Composite front door, colour 'slate grey' with chrome ironmongery and multi-locking system
- ▣ A combination of bi-fold and French doors, colour 'slate grey'
- ▣ Landscaping to the front of the property and turfed rear garden with side gate
- ▣ Garador metal garage doors, colour 'slate grey' (please refer to your Sales Negotiator to identify double garages on selected plots)
- ▣ Side access personnel garage doors (where applicable)
- ▣ Outside tap

HOME ENTERTAINMENT/ COMMUNICATIONS

- ▣ Sky Plus fitted to lounge and master bedroom
- ▣ Cat6 Home Network cabling throughout enabling several network devices to be used with reduced interference
- ▣ Telephone points to lounge, kitchen, study and master bedroom

SECURITY & PEACE OF MIND

- ▣ NHBC 10 year new home warranty
- ▣ Sprinkler system* (new feature)
- ▣ NACOSS approved alarm
- ▣ Security lighting to front and rear
- ▣ Mains linked smoke and carbon monoxide detectors

A PROVEN TRACK RECORD

Waterstone Homes has established itself as a niche developer offering high quality, attractively designed new homes on small well located sites



Over recent years, the company's reputation in the marketplace has been perceived with our high specification, along with the ability of being flexible when purchasing off plan at relevant key stages of the build.

In establishing our reputation, we aim to work with our clients to support them throughout the entire buying and moving in process. By paying attention to the smallest details at design stage, we seek to create homes as individual as you are. Our commitment to you does not end

once you have completed your purchase. We provide you with the reassurance of a comprehensive after sales service in addition to the 10 year NHBC new homes warranty. We also offer defects cover for the first two years and enforcement of manufacturers' guarantees.

Waterstone Homes, a family business, is a member of the Jehu Group of Companies. Since 1935 the Jehu family has built high quality homes across South Wales and the West of England.



*Options are only available at key stages in the build process. Ask your Sales Negotiator for more information on our GEM options.
*Sprinkler Systems are mandatory under the new regulations started in 2018.

SOUTH WALES



HOW TO FIND US

Please tap the following postcode into your SatNav: **CF14 0NN**

FROM THE WEST

From Junction 32 of the M4, head down the A470. Staying on the A470, take a left at the Tesco garage onto Ty'n-Y-Parc Road and follow that road through two sets of traffic lights. At the second set of lights, turn left onto Pantbach Road. Follow this road until you reach the crossroads (Church Community Centre on your right). Turn right onto Beulah Road and continue straight ahead at the roundabout which takes you onto Ty-Glas Road. Follow this road which merges onto Ty-Glas Avenue, passing the Leisure Centre on your left. At the mini roundabout take the second exit onto Fidas Road. Continue under the bridge, taking the first left onto Usk Road. Follow this road until you see Usk Field on your left.

FROM THE CITY

From Cardiff City Centre head north along the A470 (North Road) past Maindy Sports Centre. Continue over the fly over and turn right at the traffic lights (The Aneurin Bevan pub on your right) then head up the A469 (Caerphilly Road). At the crossroads and traffic lights (The Birchgrove pub on your left), turn right onto Heathwood Road. Continue straight along Heathwood Road and take the first exit off the mini roundabout, passing the Three Arches pub on your left. At the next roundabout turn left onto Fidas Road and take the fourth right onto Usk Road. Follow this road until you see Usk Field on your left.

