Croeso i | Welcome to

Maple Walk

Perchentyaeth cost isel

Low cost home ownership



Maple Walk, Ystradowen

Lleoliad mewn pentref tawel, gwlad hyfryd o'ch amgylch a'r Bontfaen ar garreg eich drws, croeso i Maple Walk.

Ym mhentref hyfryd Ystradowen, ger y Bontfaen, mae Maple Walk yn cynnig y cydbwysedd perffaith o fyw mewn ardal wledig dawel gyda hwylustod bob dydd.

Mae'r datblygiad delfrydol hwn oddi ar Sandy Lane, yng nghanol ardal wledig hardd Bro Morgannwg.

Mae'r Bontfaen gerllaw, gan gynnig detholiad gwych o siopau, caffes a bwytai, ynghyd ag awyrgylch gymunedol fywiog.

Bydd teuluoedd hefyd yn manteisio o fod o fewn dalgylch ysgolion rhagorol y Bontfaen, gan wneud Maple Walk yn lle deniadol i osod gwreiddiau a mwynhau popeth y caiff y rhan poblogaidd hwn o'r Fro I'w cynnig.

Perchentyaeth cost isel yn Maple Walk, ffordd mwy fforddiadwy i fod yn berchen eich cartref eich hun



Maple Walk, Ystradowen

A peaceful village setting, beautiful surroundings and Cowbridge on your doorstep, welcome to Maple Walk.

Set in the charming village of Ystradowen, near Cowbridge, Maple Walk offers the perfect balance of peaceful countryside living and everyday convenience.

Tucked away on Sandy Lane, this idyllic development is surrounded by the beautiful Vale of Glamorgan countryside.

Just a short distance away, Cowbridge offers a wonderful selection of shops, cafés and restaurants, alongside a vibrant community atmosphere.

Families will also benefit from being within the catchment area for Cowbridge's highly regarded schools, making Maple Walk an appealing place to put down roots and enjoy all that this sought-after part of the Vale has to offer.

Low-cost home ownership at Maple Walk, a more affordable way to own your own home.



Cartrefi hardd,
wedi'u dylunio yn ofalus

Mae pum tŷ dwy ystafell wely ar gael

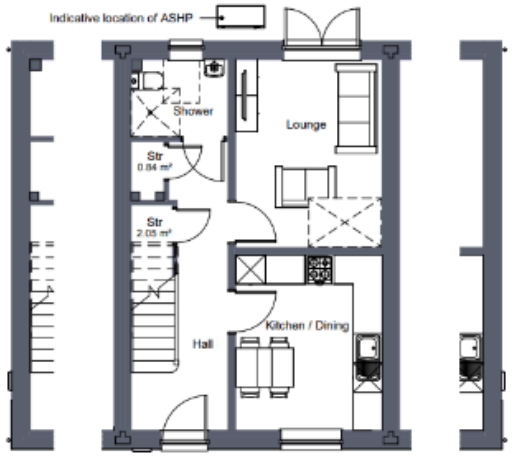
Llawr daear:
- Cyntedd
- Cegin-ystafell fwyta llawn steil gydag offer wedi integreiddio, yn cynnwys ffwrn, hob ac oergell-rhewgell
- Lolfa olau a braf gyda drysau patio yn agor i'r ardd
- Ystafell wlyb lawr grisiau

L**lawr cyntaf:**
- Ystafell un – dwbl
- Ystafell dau – dwbl
- Ystafell ymolchi teulu llawn steil
- Cypyrddau cadw

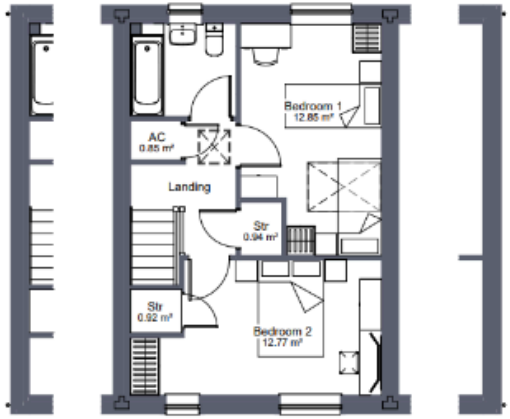
Gofod tu allan:
- Lle parcio oddi ar yr heol i ddau gar barcio
- Lawnt

Mae'r cartrefi hyn yn manteisio o systemau gwresogi a dŵr twym trydan i gyd, gyda silindr dŵr twym gwres o'r aer a rheiddiaduron panel trydan.

Llawr daear:



Llawr cyntaf:



Beautiful homes,
thoughtfully designed

There are five two-bedroom homes available.

Ground floor:

- Hallway
- Stylish kitchen-diner with integrated appliances, including an oven, hob and fridge-freezer
- A light and airy lounge with patio doors that open onto the garden
- Downstairs wet room

First floor:

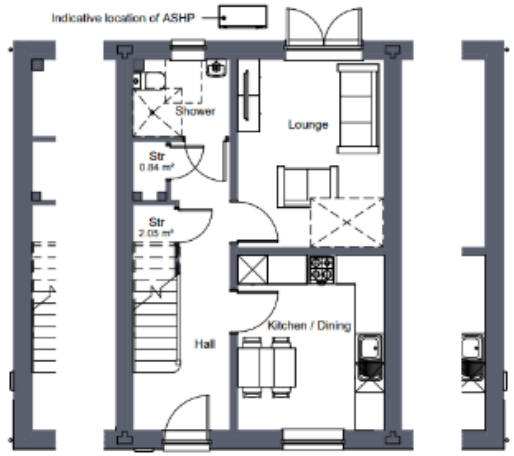
- Bedroom one – double
- Bedroom two – double
- Stylish family bathroom
- Storage cupboards

Outside space:

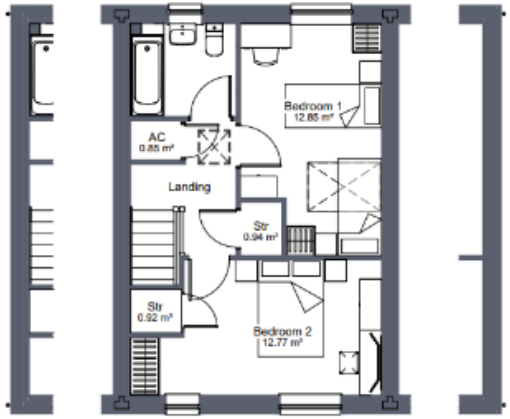
- Offroad parking for two cars
- Lawned garden

These homes benefit from all electric heating and hot water systems, featuring an air source hot water cylinder and electric panel radiators.

Ground floor:



First floor:



Perchentyaeth cost isel

Mae pump tŷ dwy ystafell wely ar gael a gaiff eu gwerthu drwy gynllun Aspire2Own Cyngor Bro Morgannwg.

Mae hyn yn rhoi cyfle i prynwyr tro cyntaf cymwys i brynu cartref am ganran o'i werth ar y farchnad agored, gan ei wneud yn fwy fforddiadwy a chyraeddadwy i fod yn berchen eich cartref ei hun.

Hyd yn oed yn well, nid oes rhent i'w dalu ar y gyfran weddilliol ac ni chodir llog.

Gallwch hefyd dewis prynu'r gyfran weddilliol yn y dyfodol, ond nid oes rhwymedigaeth i wneud hynny.

Gwerth y farchnad	*Eich pris (70%)*
Plot 4, £287,500	Plot 4, £201,250
Plots 3 & 5, £295,000	Plots 3 & 5, £206,500
Plots 10 & 11, £305,000	Plots 10 & 11, £213,500

Perchentyaeth fforddiadwy, yr hyn a dalwch:

Mae gwerth marchnad y cartrefi dwy ystafell hyn yn amrywio o £287,500 i £305,000 yn dibynnu ar y llain.

Byddwch yn talu 70% o werth y farchnad ac yn berchen 70% o'r cartref.

Bydd yr holl gartrefi yn Maple Walk yn talu tâl gwasanaeth am gynnal a chadw y stad.

Rhagwelir y bydd y tâl hwn yn £262.27 ar gyfer y flwyddyn yn 2027. Gall y swm blynyddol hwn newid yn unol â chwyddiant.

Low cost home ownership

There are five two-bedroom homes available, and these homes are being sold through the Vale of Glamorgan Council's Aspire2Own.

This gives eligible first-time buyers the opportunity to purchase a home for a percentage of its open market value, making owning your own home more affordable and achievable.

Even better, there's no rent to pay on the remaining share and no interest charged.

You can also choose to purchase the remaining share in the future, but there's no obligation to do so.

Market value	*What you'll pay (70%)*
Plot 4, £287,500	Plot 4, £201,250
Plots 3 & 5, £295,000	Plots 3 & 5, £206,500
Plots 10 & 11, £305,000	Plots 10 & 11, £213,500

Affordable home ownership, what you'll pay:

The market value for these two-bedroom homes ranges from £287,500 to £305,000 depending on the plot.

You'll pay 70% of this market value and own 70% of the home.

All homes at Maple Walk will pay a service charge for the maintenance of the estate.

For 2027, this charge is projected to be £262.27 for the year. This annual amount is subject to change in line with inflation.

Cynllun safle | Site plan

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