ST.MODWEN HOMES

Glan Llyn

Newport

2, 3 and 4
Bedroom Homes

Building more than just homes

There's no place like home

When we set about building our homes, we always begin with the same four principles in mind - modern living, future sustainability, light and bright, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a distinct home that enhances and benefits your lifestyle.

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Why Newport?

Here's why...

To enjoy fresh air and wide horizons in a superb setting, between Newport city centre and the natural attractions of the Severn Estuary and in easy reach of both. Offering an excellent choice of shops, schools and leisure amenities within walking distance, the development is approximately ten minutes' drive from the M4, and Bristol and Cardiff can both be reached in around half an hour. These welcoming homes present a very special blend of pleasure and convenience.

Why Glan Llyn?

Here's why...

This attractive selection of energy efficient two, three and four bedroom homes is set within the exciting Glan Llyn residential development, bringing new life and community into a prime location. With tree-lined streets, open green areas and integral sports facilities, and its thoughtfully planned network of foot and cycle paths, it is designed to foster a sense of shared space, human interaction and sustainable living.

Important Notice: The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.

N

Tennis Courts

Lawn Bowls Green

Pumping Station

Existing Development

Lake

2, 3 and 4 bedroom homes

Your Development...

Explore our **Glan Llyn** development and check out what we have to offer.

The Branson
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The Branson

790 sq. ft.

2 Bedrooms
2 Bathrooms
Semi-Detached/
Terrace

Key Features

- Open plan kitchen/dining room
- Living room with French doors to garden
- Downstairs WC
- Main bedroom with en-suite
- Built in cupboard to second bedroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty

Glan Llyn
St Modwen Homes

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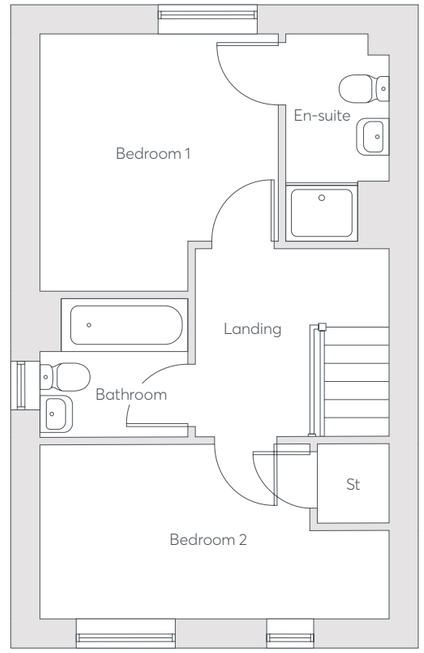
First Floor

Bedroom 1
3.24m x 3.44m
10'7" x 11'3"

En-Suite
1.39m x 2.76m
4'7" x 9'1"

Bedroom 2
4.72m x 2.33m
15'6" x 7'8"

Bathroom
1.99m x 1.85m
6'6" x 6'1"



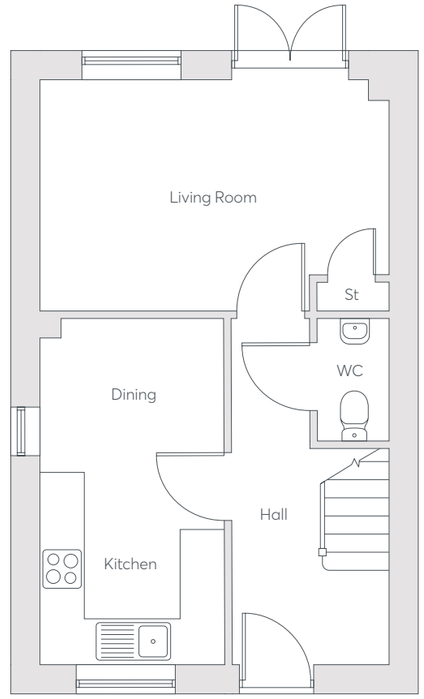
Ground Floor

Living Room
4.72m x 3.09m
15'6" x 10'1"

Kitchen
2.49m x 2.55m
8'2" x 8'4"

Dining
2.49m x 2.06m
8'2" x 6'9"

WC
1.00m x 1.65m
3'3" x 5'5"



Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



The Hartley

845 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached/
Terrace

Glan Llyn
St Modwen Homes

Key Features

- Open plan kitchen/dining room
- Dining room with French doors to garden
- Downstairs WC
- Main bedroom with en-suite
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty

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First Floor

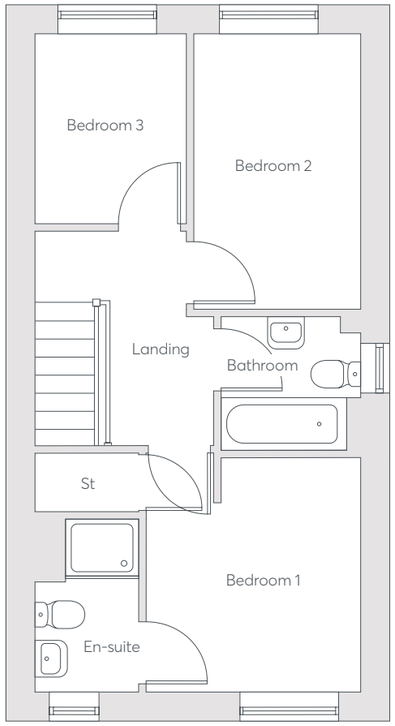
Bedroom 1
2.99m x 3.13m
9'10" x 10'3"

En-Suite
1.38m x 2.30m
4'6" x 7'7"

Bedroom 2
2.35m x 3.69m
7'9" x 12'1"

Bedroom 3
2.02m x 2.54m
6'8" x 8'4"

Bathroom
1.98m x 1.80m
6'6" x 5'11"



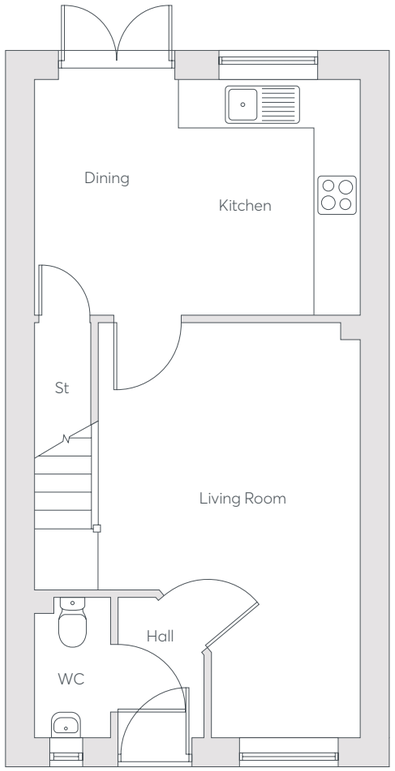
Ground Floor

Living Room
4.46m x 5.56m
14'8" x 18'3"

Kitchen
2.58m x 3.15m
8'5" x 10'4"

Dining
1.89m x 3.15m
6'2" x 10'4"

WC
1.01m x 1.87m
3'4" x 6'2"



Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



The Ainsley

929 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

Glan Llyn
St Modwen Homes

Key Features

- Living room with walk-through to dining room
- Open plan kitchen/dining room with French doors to garden
- Laundry area
- Downstairs WC
- Family bathroom
- Main bedroom with en-suite
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty

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First Floor

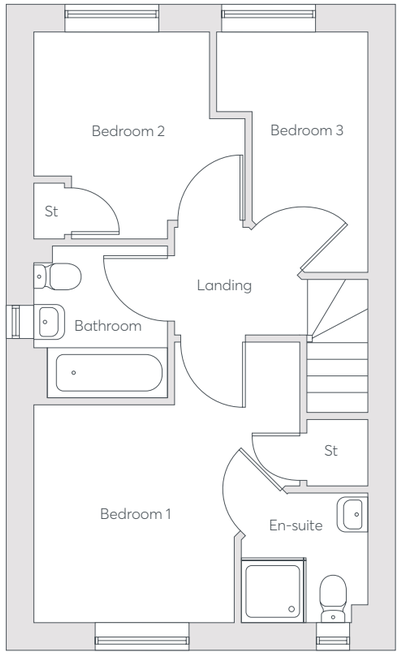
Bedroom 1
3.86m x 3.88m
12'8" x 12'9"

En-Suite
1.82m x 1.84m
6'0" x 6'1"

Bedroom 2
2.59m x 2.93m
8'6" x 9'7"

Bedroom 3
1.65m x 3.42m
5'5" x 11'2"

Bathroom
1.91m x 2.15m
6'3" x 7'1"



Ground Floor

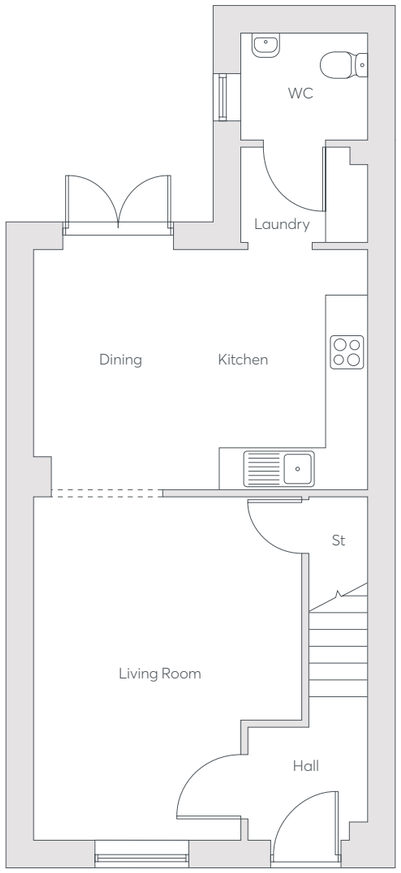
Living Room
3.86m x 4.84m
12'8" x 15'11"

Kitchen
2.10m x 3.42m
6'11" x 11'2"

Dining
2.74m x 3.42m
9'0" x 11'2"

Laundry
1.81m x 1.35m
5'11" x 4'5"

WC
1.81m x 1.49m
5'11" x 4'11"



Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



The Langley

939 sq. ft.

3 Bedrooms
2 Bathrooms
Detached
Semi-Detached

Key Features

- Dual aspect living room
- Dual aspect kitchen/dining room with French doors to garden
- Laundry cupboard
- Downstairs WC
- Main bedroom with en-suite
- Dual aspect third bedroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty

Glan Llyn
St Modwen Homes

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First Floor

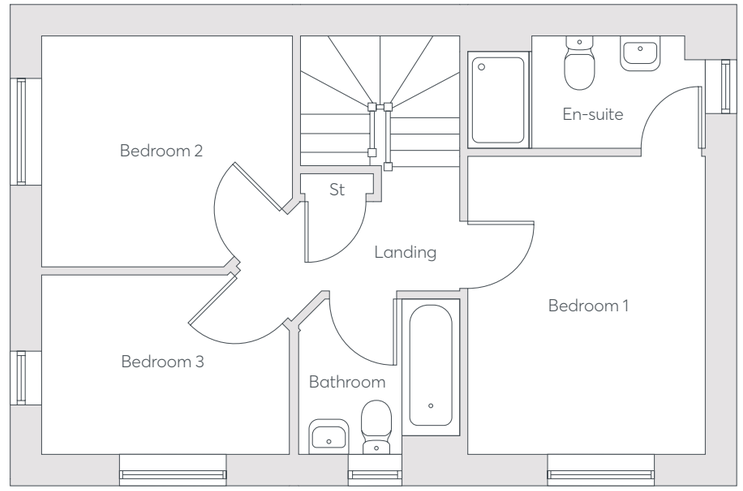
Bedroom 1
2.96m x 3.82m
9'8" x 12'6"

En-Suite
2.96m x 1.39m
9'8" x 4'7"

Bedroom 2
3.12m x 2.87m
10'3" x 9'5"

Bedroom 3
3.09m x 2.34m
10'2" x 7'8"

Bathroom
2.00m x 2.04m
6'7" x 6'8"



Ground Floor

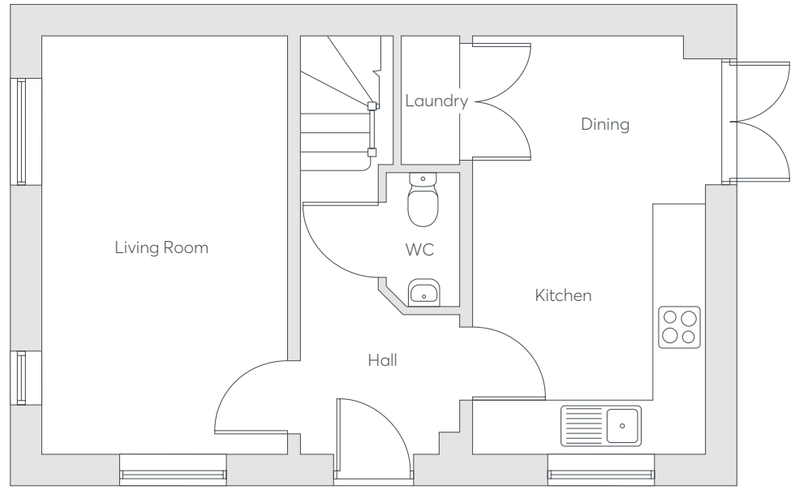
Living Room
3.06m x 5.30m
10'0" x 17'5"

Kitchen
2.89m x 3.19m
9'6" x 10'5"

Dining
2.89m x 2.11m
9'6" x 6'11"

Laundry
0.74m x 1.60m
2'5" x 5'3"

WC
0.95m x 1.68m
3'1" x 5'6"



Find this home on the siteplan

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The Buckley

963 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

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Key Features

- Open plan kitchen/dining room with French doors to garden
- Laundry room with side door
- Downstairs WC
- Main bedroom with en-suite
- Ample storage
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty

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First Floor

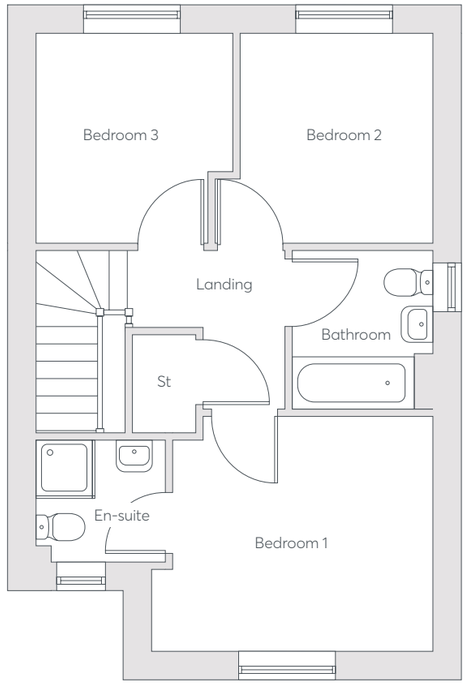
Bedroom 1
3.85m x 3.22m
12'7" x 10'7"

En-Suite
1.89m x 1.66m
6'2" x 5'5"

Bedroom 2
2.70m x 2.88m
8'10" x 9'5"

Bedroom 3
2.74m x 2.88m
9'0" x 9'5"

Bathroom
1.93m x 2.18m
6'4" x 7'2"



Ground Floor

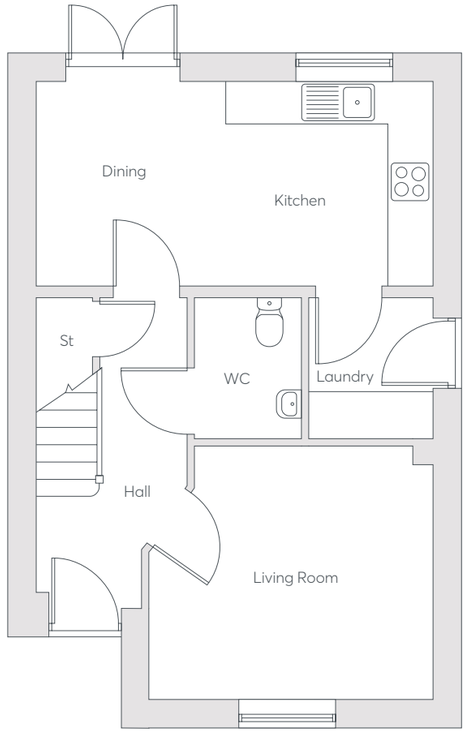
Living Room
3.85m x 3.48m
12'7" x 11'5"

Kitchen
3.05m x 2.82m
10'0" x 9'3"

Dining
2.49m x 2.82m
8'2" x 9'3"

Laundry
1.68m x 1.93m
5'6" x 6'4"

WC
1.49m x 1.93m
4'11" x 6'4"



Find this home on the siteplan

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The Warrley

1041 sq. ft.

3 Bedrooms
2 Bathrooms
Detached

Glan Llyn
St Modwen Homes

Key Features

- Open plan, L-shaped living space with dual aspect windows
- French doors to dining area
- Downstairs WC
- Main bedroom with en-suite
- Built-in cupboard to main bedroom
- Family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty

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First Floor

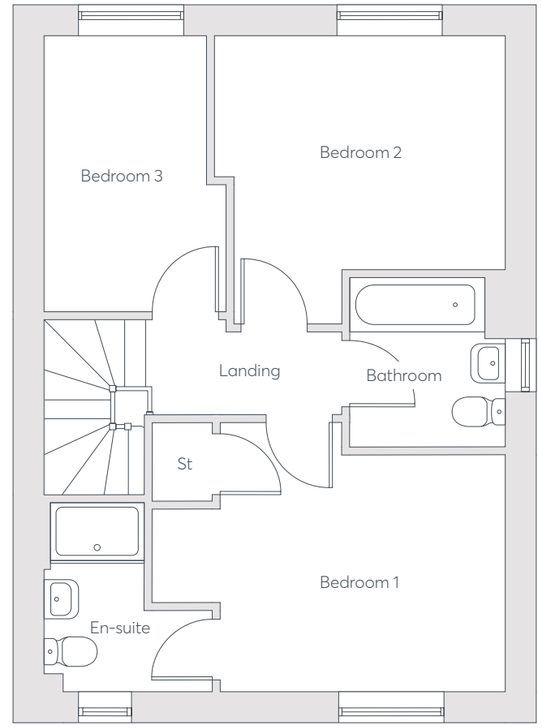
Bedroom 1
3.67m x 3.38m
12'1" x 11'1"

En-Suite
2.11m x 2.34m
6'11" x 7'8"

Bedroom 2
3.50m x 3.63m
11'6" x 11'1"

Bedroom 3
2.28m x 3.50m
7'6" x 11'6"

Bathroom
1.96m x 2.15m
6'5" x 7'1"



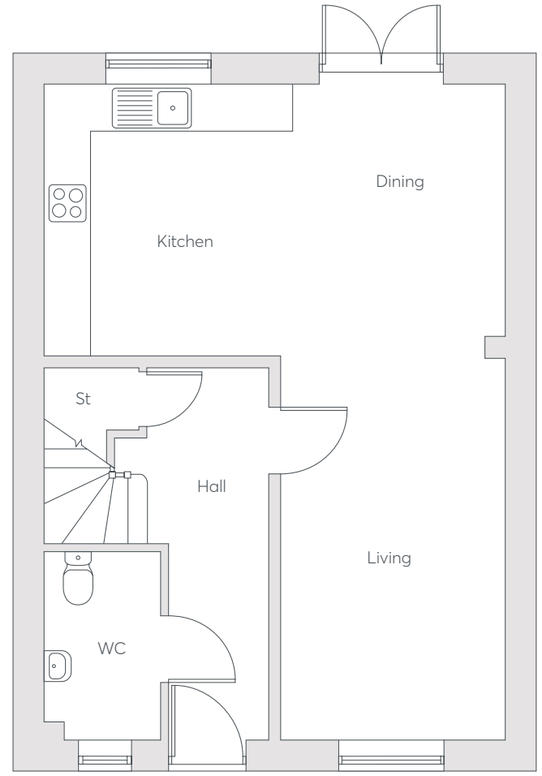
Ground Floor

Living
2.91m x 4.80m
9'7" x 15'9"

Kitchen
3.07m x 3.43m
10'1" x 11'3"

Dining
2.80m x 3.43m
9'2" x 11'3"

WC
1.46m x 2.34m
4'10" x 7'8"



Find this home on the siteplan

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The Ashgate

1232 sq. ft.

4 Bedrooms
2 Bathrooms
Semi-Detached

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St Modwen Homes

Key Features

- Living room with walk-through to dining area
- Kitchen/dining room with French doors to garden
- Utility room with back door
- Downstairs WC
- Main bedroom with en-suite and dormer window
- Gallery landing with built in cupboard
- Full gas central heating
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty
- PV solar panels to roof

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Second Floor

Bedroom 1
3.74m x 6.73m
12'3" x 22'1"

En-Suite
2.65m x 1.47m
8'8" x 4'10"

First Floor

Bedroom 2
2.72m x 4.34m
8'11" x 14'3"

Bedroom 3
2.72m x 3.91m
8'11" x 12'10"

Bedroom 4
2.03m x 3.17m
6'8" x 10'5"

Bathroom
2.03m x 1.91m
6'8" x 6'3"

Ground Floor

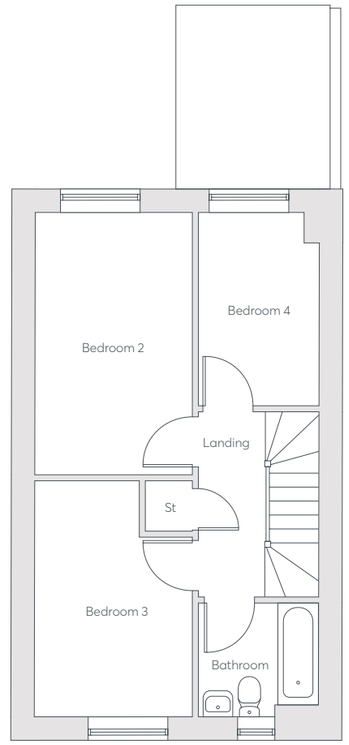
Living Room
3.87m x 5.09m
12'5" x 16'8"

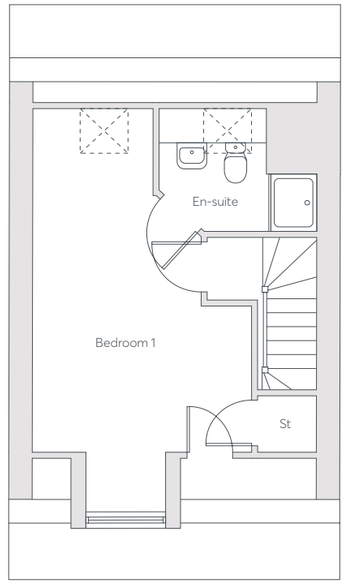
Kitchen
2.77m x 3.19m
9'1" x 10'6"

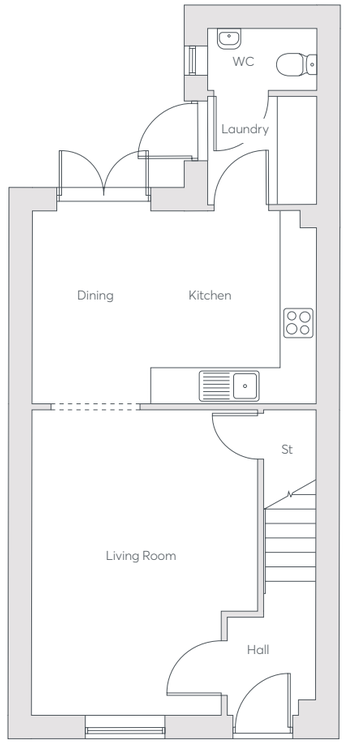
Dining
2.07m x 3.17m
6'10" x 10'5"

Laundry
1.81m x 1.79m
5'11" x 5'10"

WC
1.81m x 1.05m
5'11" x 3'5"







Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



The Rivengate

1290 sq. ft.

4 Bedrooms
2 Bathrooms
Semi-Detached

Glan Llyn
St Modwen Homes

Key Features

- Living room with walk-through to dining area
- Kitchen/dining room with French doors to garden
- Utility room with back door
- Gallery landing with built in cupboard
- Main bedroom with en-suite
- Full gas fired central heating
- Downstairs WC
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty
- PV solar panels to roof

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Second Floor

Bedroom 1
3.77m x 7.21m
12'5" x 23'8"

En-Suite
2.65m x 1.44m
8'8" x 4'9"

First Floor

Bedroom 2
2.73m x 4.34m
9'0" x 14'3"

Bedroom 3
2.73m x 3.91m
9'0" x 12'10"

Bedroom 4
2.02m x 3.17m
6'8" x 10'5"

Bathroom
2.02m x 1.91m
6'8" x 6'3"

Ground Floor

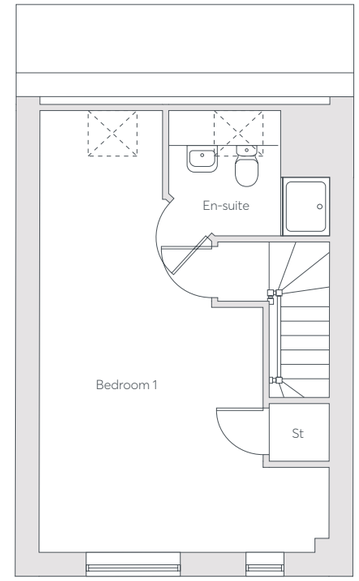
Living Room
3.90m x 5.09m
12'10" x 16'8"

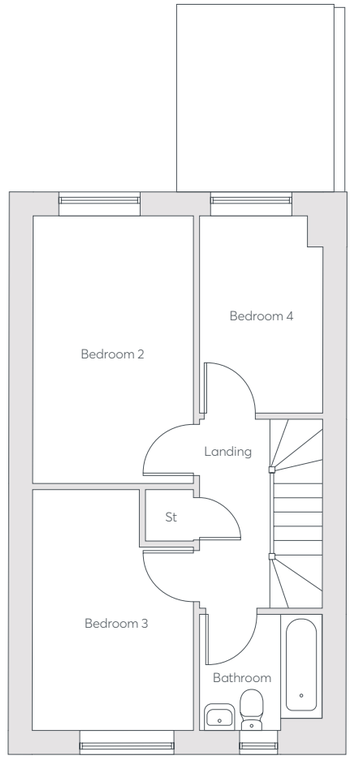
Kitchen
2.77m x 3.17m
9'1" x 10'5"

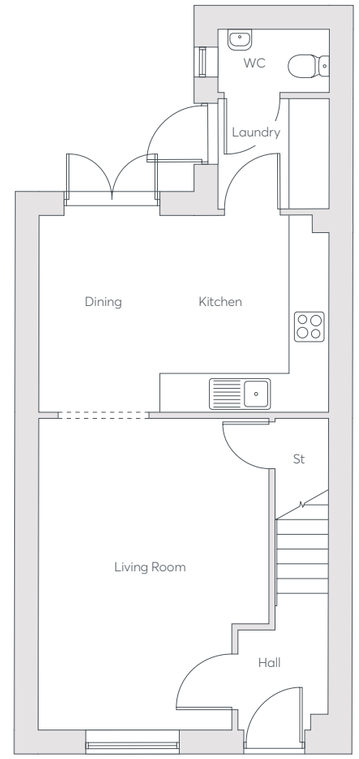
Dining
2.07m x 3.17m
6'10" x 10'5"

Laundry
1.83m x 1.81m
6'0" x 5'11"

WC
1.81m x 1.05m
5'11" x 3'5"







Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



The Linngate

1390 sq. ft.

4 Bedrooms
3 Bathrooms
Detached

Glan Llyn
St Modwen Homes

Key Features

- Three storey
- Dual aspect living room
- Dual aspect kitchen/dining room with French doors to garden
- Laundry cupboard
- Downstairs WC
- Dual aspect study
- Main bedroom with en-suite
- En-suite to second bedroom
- Family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty
- PV solar panels to roof

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Second Floor

Bedroom 1
3.34m x 5.25m
11'0" x 17'3"

Bedroom 2
2.91m x 5.25m
9'7" x 17'3"

En-Suite 1
2.14m x 1.97m
7'0" x 6'5"

First Floor

Bedroom 3
2.91m x 3.92m
9'7" x 12'11"

En-Suite 2
3.07m x 1.19m
10'1" x 3'11"

Bedroom 4
3.34m x 3.03m
11'0" x 9'11"

Study
2.34m x 2.08m
7'8" x 6'10"

Bathroom
2.12m x 1.95m
6'11" x 6'5"

Ground Floor

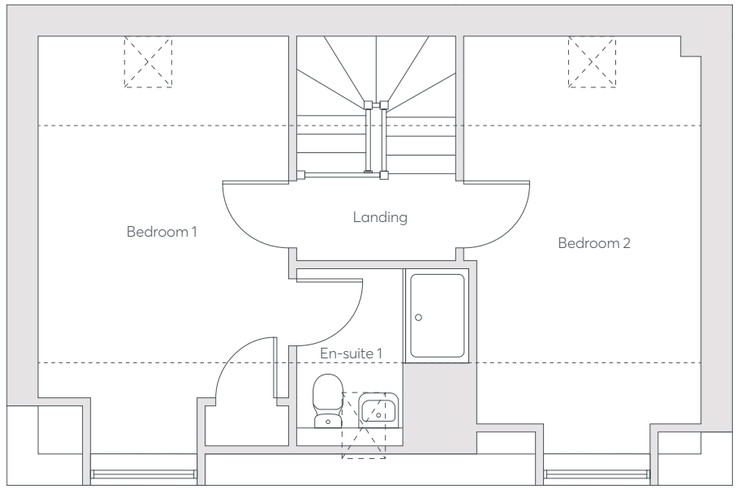
Living Room
3.28m x 5.20m
10'9" x 17'1"

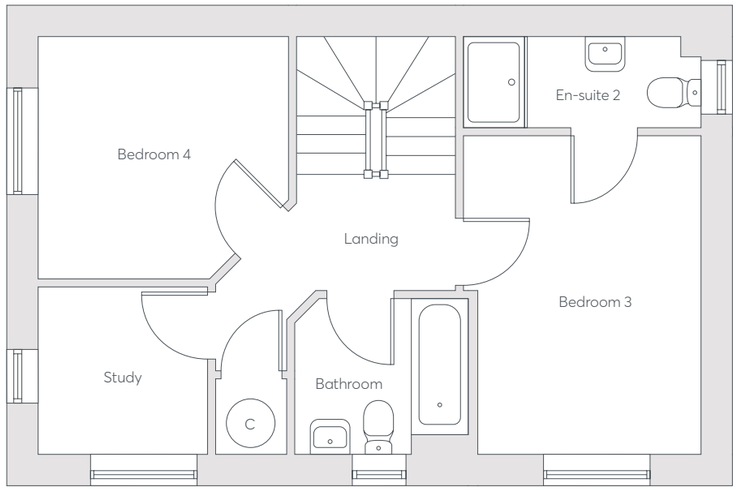
Dining
3.01m x 2.17m
9'10" x 7'2"

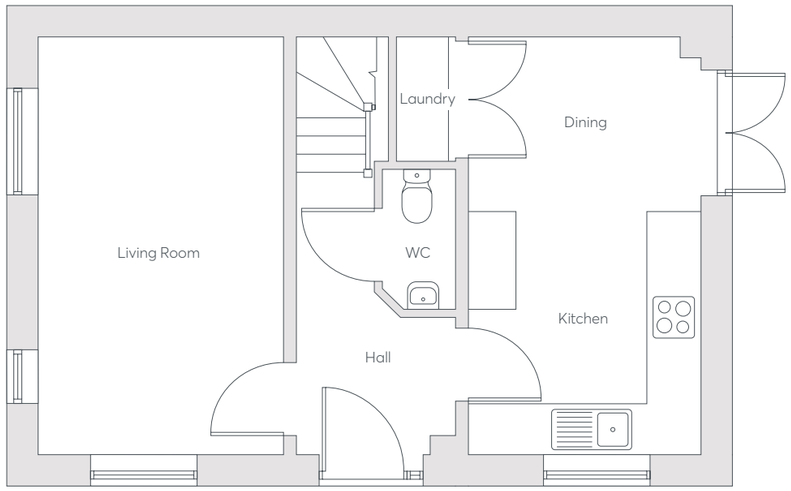
Kitchen
3.01m x 3.03m
9'10" x 9'11"

Laundry
0.74m x 1.55m
2'5" x 5'1"

WC
0.92m x 1.75m
3'0" x 5'9"







Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



The Highgate

1484 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

Glan Llyn
St Modwen Homes

Key Features

- Dual aspect living room with French doors to garden
- Open plan kitchen/dining room with French doors to garden
- Laundry room
- Family room
- Downstairs WC
- Study area
- Family bathroom with separate shower
- En-suite main bedroom with dressing room
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/- 5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check with our Development Sales Manager or Selling Agent.

First Floor

Bedroom 1
3.37m x 3.48m
11'1" x 11'5"

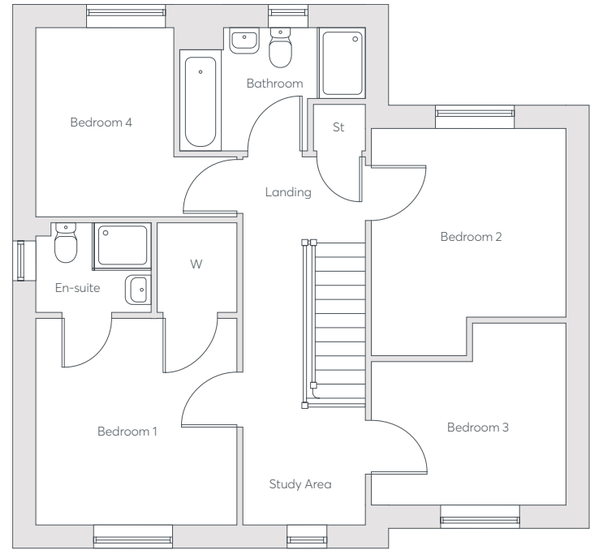
En-Suite
1.91m x 1.52m
6'3" x 5'0"

Bedroom 2
3.29m x 3.84m
10'9" x 12'7"

Bedroom 3
3.29m x 3.05m
10'9" x 10'0"

Bedroom 4
2.33m x 3.28m
7'8" x 10'9"

Bathroom
3.12m x 2.17m
10'3" x 7'1"



Ground Floor

Living Room
3.23m x 6.32m
10'7" x 20'9"

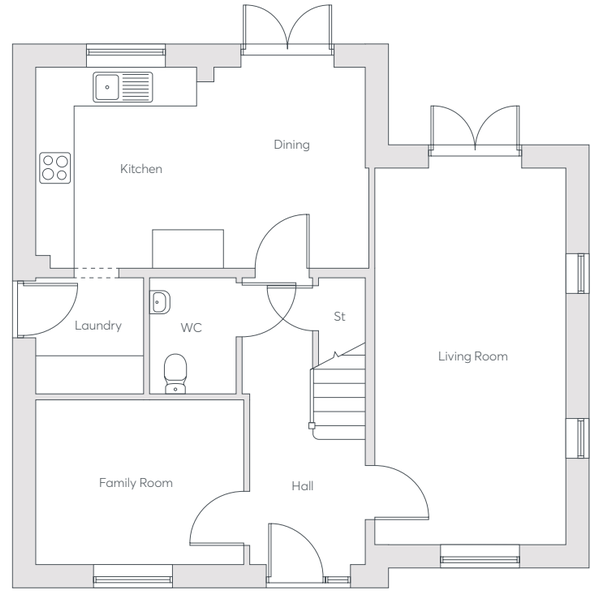
Kitchen
3.15m x 3.47m
10'4" x 11'5"

Dining
2.56m x 3.47m
8'5" x 11'5"

Family Room
3.52m x 2.77m
11'6" x 9'1"

Laundry
1.80m x 1.98m
5'11" x 6'6"

WC
1.50m x 1.98m
4'11" x 6'6"



Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



The Haversgate

1553 sq. ft.

4 Bedrooms
3 Bathrooms
Detached

Key Features

- Open plan kitchen/dining and family room with french doors to garden
- Utility room
- Downstairs WC
- Dual aspect living room
- En-suite bedroom with dressing area
- Second en-suite bedroom with dressing area
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- PV solar panels to roof
- Double glazing and high-performance insulation throughout
- Ten year New Home warranty
- PV solar panels to roof

Glan Llyn
St Modwen Homes

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First Floor

Bedroom 1
5.54m x 3.71m
18'2" x 12'2"

En-Suite 1
1.47m x 2.38m
4'10" x 7'10"

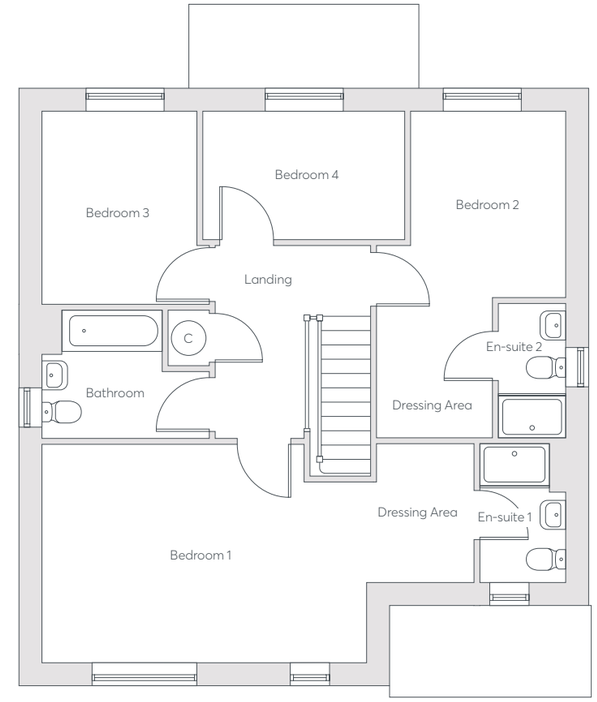
Bedroom 2
2.71m x 5.55m
8'11" x 18'2"

En-Suite 2
1.19m x 2.29m
3'11" x 7'6"

Bedroom 3
2.64m x 3.28m
8'8" x 10'9"

Bedroom 4
3.48m x 2.18m
11'5" x 7'2"

Bathroom
2.87m x 2.17m
9'5" x 7'1"



Ground Floor

Living Room
3.54m x 6.05m
11'7" x 19'10"

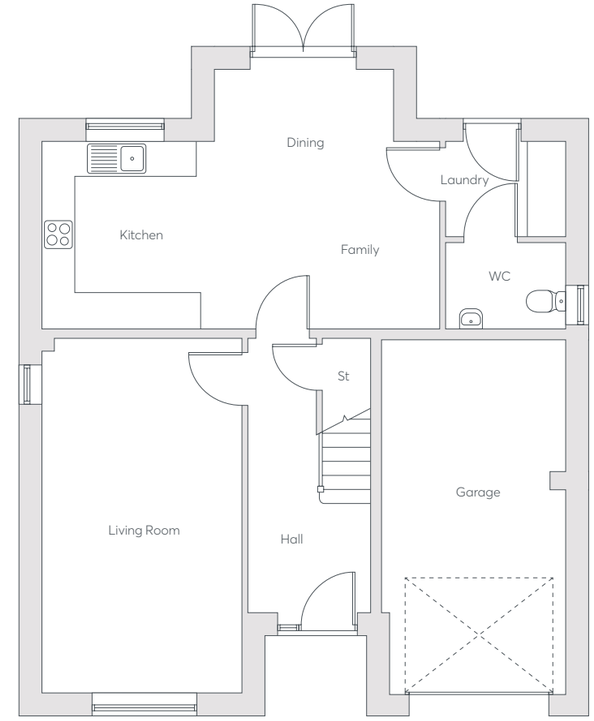
Kitchen
2.90m x 3.16m
9'6" x 10'4"

Dining
3.06m x 2.61m
10'0" x 8'7"

Family
3.97m x 1.78m
13'0" x 5'10"

Laundry
2.07m x 1.61m
6'9" x 5'3"

WC
2.07m x 1.49m
6'9" x 4'10"



Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design



The Hollingate

1774 sq. ft.

4 Bedrooms
3 Bathrooms
Detached

Key Features

- Open plan kitchen/dining and family room with french doors to garden
- Utility room
- Private study
- Downstairs WC
- En-suite to bedroom 1
- Jack & Jill en-suite to bedrooms 2 and 3
- Family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Single detached garage

Glan Llyn
St Modwen Homes

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First Floor

Bedroom 1
3.49m x 3.76m
11'5" x 12'4"

En-Suite 1
2.58m x 1.40m
8'6" x 4'7"

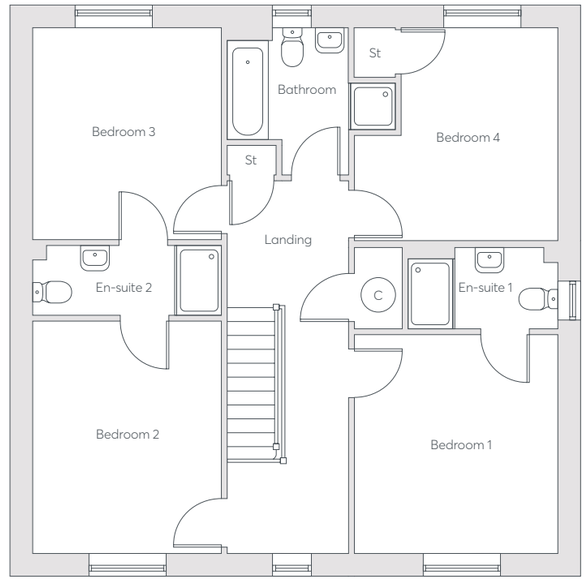
Bedroom 2
3.37m x 4.01m
11'1" x 13'2"

En-Suite 2
3.37m x 1.19m
11'1" x 3'11"

Bedroom 3
3.36m x 3.64m
11'0" x 11'11"

Bedroom 4
3.50m x 3.89m
11'6" x 12'9"

Bathroom
2.89m x 2.53m
9'6" x 8'4"



Ground Floor

Living Room
3.53m x 4.98m
11'7" x 16'4"

Kitchen
3.65m x 3.92m
12'0" x 12'10"

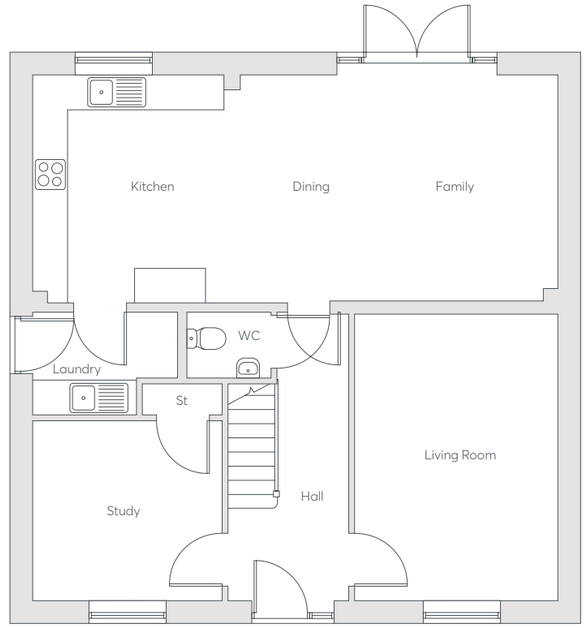
Dining
2.94m x 3.92m
9'8" x 12'10"

Family
2.55m x 3.92m
8'4" x 12'10"

Study
3.37m x 3.06m
11'1" x 10'0"

Laundry
2.49m x 1.81m
8'2" x 5'11"

WC
1.65m x 1.15m
5'5" x 3'9"



Find this home on the siteplan

Please speak to the sales consultant for more details and clarification of the kitchen layout and design

Specification

Kitchen/Laundry

- Contemporary style fitted kitchen with selection of colour choices
- Worktop with upstand to wall
- Composite single bowl sink and monobloc mixer tap
- Integrated cooker hood and stainless steel splashback to hob
- 4-Zone Induction Hob
- Stainless steel single fan oven
- Plumbing and electrics for washing machine
- Plumbing and electrics for dishwasher
- 3 spot LED track light to ceiling

Bathroom/En-Suite/WC

- Roca contemporary style white sanitaryware with VADO monobloc tap
- VADO Thermostatic shower mixer valve (where applicable)
- Low profile shower tray with chrome style framed clear glass enclosure
- Ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)

Electrical

- TV socket to lounge
- BT socket (housetypes vary - please see drawings for location)
- White sockets and switches
- PIR operated porch light
- Front doorbell and chime
- USB charging socket to kitchen
- Power and lighting to integral garages
- Photovoltaic roof panels (position and quantity specific to plot and orientation - ask for details)
- Battery operated carbon monoxide detectors (locations vary)
- Mains wired (with battery back-up) smoke detectors

Heating

- Gas central heating throughout
- Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)
- Programmable control of heating zones

Exterior

- Double glazed PVCu windows
- Double glazed PVCu french casement doors to patio (where layout permits)
- PVCu fascias, soffits and rainwater goods
- Multi-point door locking system to front and rear/side doors
- Up-and-over steel garage door (where applicable)
- House numbers ready fitted

Decorative

- Square spindles and newels to staircase
- Square featured skirting boards and architraves
- Vertical Panel White internal doors with satin handles
- Smooth finish ceilings, painted in white
- Walls painted in white satin finish
- Woodwork painted in white satin finish

Landscaping

- Turf to front garden
- 0.9m post and rail fence between plots
- 1.8m screen fence to rear boundary only (please refer to boundary treatment drawing)
- Rotovated topsoil to rear garden

All customer selections and extras can only be included at an early stage of building construction. Please check with the Development Sales Adviser for the specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty.

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