



Glan Llyn 4C

Baldwin Drive, NP19 4DW
Phase 4C

2, 3, & 4 bedroom homes available.



There's no place like your home.

When we set about building our homes, we always begin with the same four principles in mind – sustainability, flexible living, height and light, and community.

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



Building more than just homes.

A man and a woman are standing in front of a row of brick houses. The man is on the left, wearing a blue and white plaid shirt over a white t-shirt and dark trousers, waving with his right hand. The woman is on the right, wearing a light-colored trench coat over a pink top and pink trousers, waving with her left hand. They are both smiling. The background shows a row of brick houses with white window frames and a paved road.

Community matters.

A large, stylized, light gray graphic of a hand holding a heart, positioned on the left side of the page.

Enjoy your surroundings.

"Community" can mean different things to different people. For us it means bringing people together and connecting our developments with the wider local area, so we never build homes in the middle of nowhere. Public services, schools, jobs, shopping, restaurants, parks and the countryside are always within reach so you never feel like you're stuck in the sticks.



Why Glan Llyn?

Here's why....

Glan Llyn will include a range of stunning 2, 3, 4 and 5 bedroom homes from our timeless range of familiar house types

Glan Llyn is perfect for growing families as well as first-time buyers. Living at Glan Llyn will allow you access to open green spaces, perfect for Saturday morning strolls.



What are Rain Gardens?

A photograph of a residential development featuring several two-story brick houses with grey roofs. In the foreground, there is a calm pond or rain garden reflecting the sky and the buildings. The area is landscaped with green grass and some bare trees, suggesting a cool season. The title 'What are Rain Gardens?' is overlaid on the top left in large white text, with 'Rain Gardens?' underlined in blue.

Rain gardens are designed to temporarily hold and soak in rainwater runoff that flows from roofs, driveways or patios during a downpour. They capture water, slowing the rate at which it enters the drainage system significantly reducing the risk of flooding.

Comprised of shrubs, perennials, and flowers planted in a shallow depression, rain gardens allow for 30% more water to soak into the ground compared to a conventional lawn.

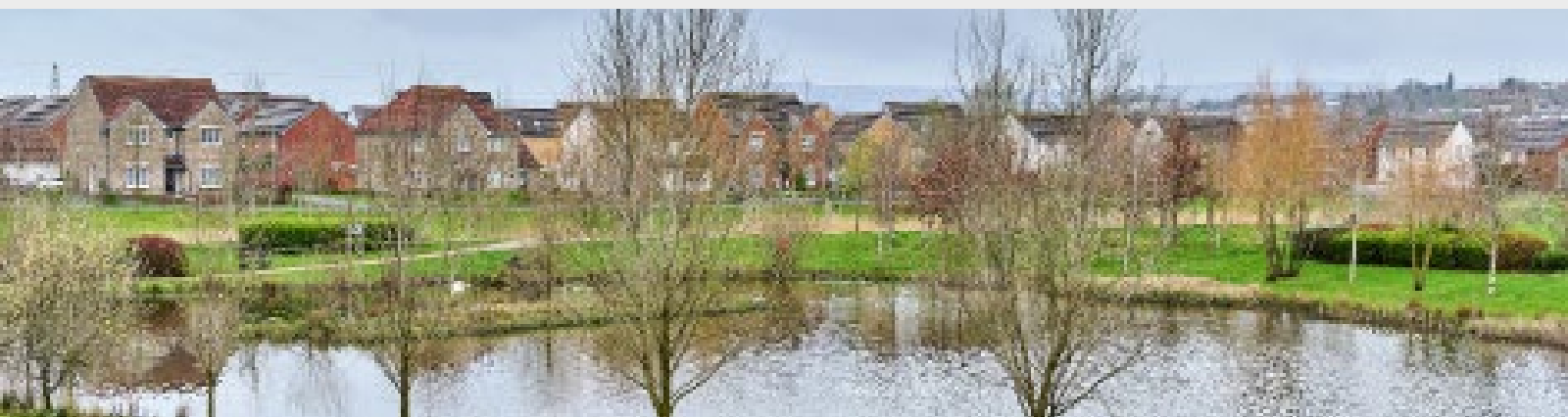
A rain garden is not a water garden, nor is it a pond or a wetland. A rain garden is dry most of the time, typically holding water only during and following a rainfall event.

What Benefits Do Rain Gardens Provide My Community?

- Improves water quality by filtering out pollutants
- Aesthetically pleasing
- Preserves native vegetation
- Provides localized stormwater and flood control
- Attracts beneficial birds, butterflies and insects
- Easy to maintain after establishment

What Kind of Maintenance Does a Rain Garden Require?

When native plants are used, your rain garden will not require pesticides or fertilizer. As the rain garden is establishing during the first and second year or during periods of little to no rainfall, occasional watering of the plants may be necessary. Likewise, weeds will need to be removed while dead plants may need to be replaced. Once the plants in the rain garden have become established and grow larger, they will eventually out-compete the weeds.





The Nina

776 sq. ft.

- Living room with French doors opening onto the rear garden
- Kitchen-dining room
- Downstairs cloakroom
- Master bedroom with en-suite
- Second double bedroom with storage cupboard
- Fully fitted bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

Bedrooms

2

Bathrooms

2

Property type

Semi-detached

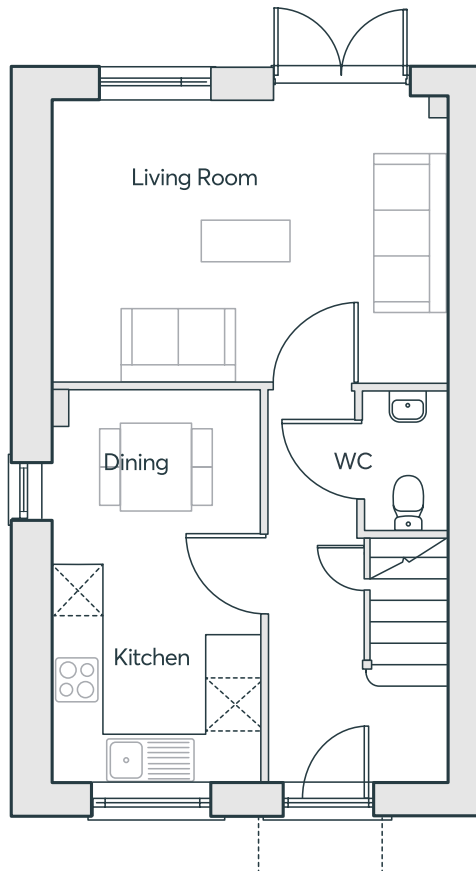
Find this home on the site plan



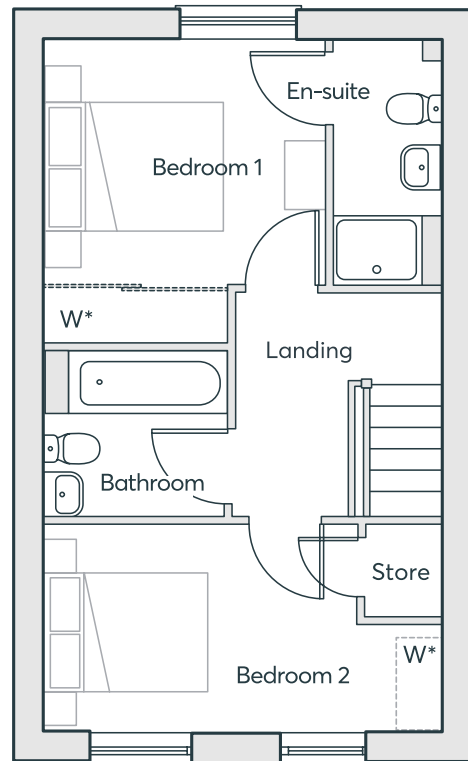
*Please refer to specialist designs for exact locations

The Nina

Ground Floor



First Floor



*Optional wardrobe at additional cost

Ground Floor

Dining	1.91m x 2.46m	6'3" x 8'1"
Kitchen	2.55m x 2.46m	8'4" x 8'1"
Living	3.24m x 4.64m	10'7" x 15'2"
WC	1.60m x 0.98m	5'3" x 3'3"

First Floor

Bedroom 1	2.76m x 3.18m	9'1" x 10'5"
En-suite	2.76m x 1.36m	9'1" x 4'6"
Bedroom 2	2.33m x 4.64m	7'8" x 15'2"
Bathroom	1.85m x 1.99m	6'1" x 6'6"

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The Lawrence

777 sq. ft.

- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

Bedrooms

3

Bathrooms

2

Property type

Semi-detached

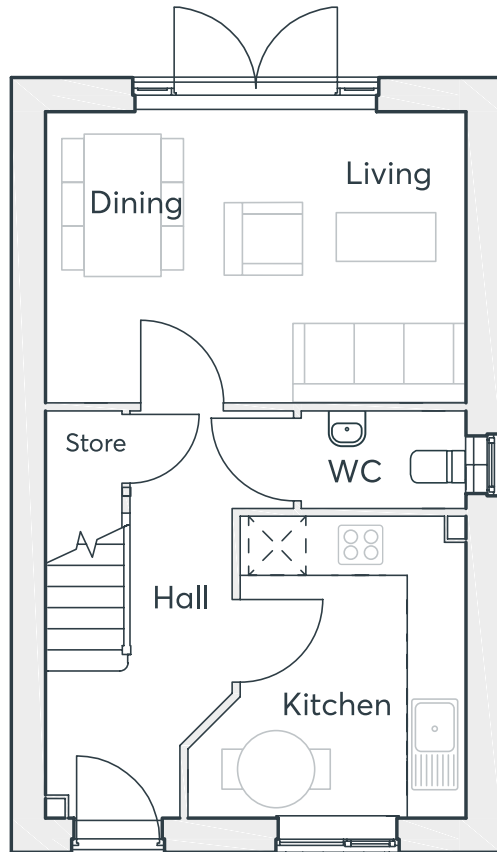
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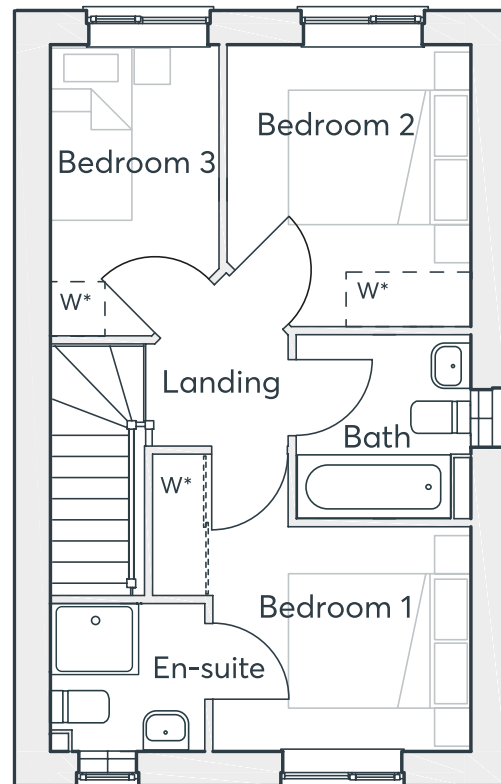
*Please refer to specialist designs for exact locations

The Lawrence

Ground Floor



First Floor



*Optional wardrobe at additional cost

Ground Floor

Dining	3.21m × 1.90m	10'6" × 6'3"
Kitchen	3.33m × 3.07m	10'11" × 10'1"
Living	3.21m × 2.74m	10'6" × 9'0"
WC	1.08m × 1.82m	3'6" × 5'11"

First Floor

Bedroom 1	3.35m × 2.84m	11'0" × 9'4"
En-suite	1.63m × 1.68m	5'4" × 5'6"
Bedroom 2	3.10m × 2.69m	10'2" × 8'10"
Bedroom 3	3.21m × 1.86m	10'6" × 6'1"
Bathroom	2.03m × 1.93m	6'8" × 6'4"

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The Houghton

909 sq. ft.

- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs store
- Master bedroom with en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

Bedrooms

3

Bathrooms

2

Property type

Semi-detached

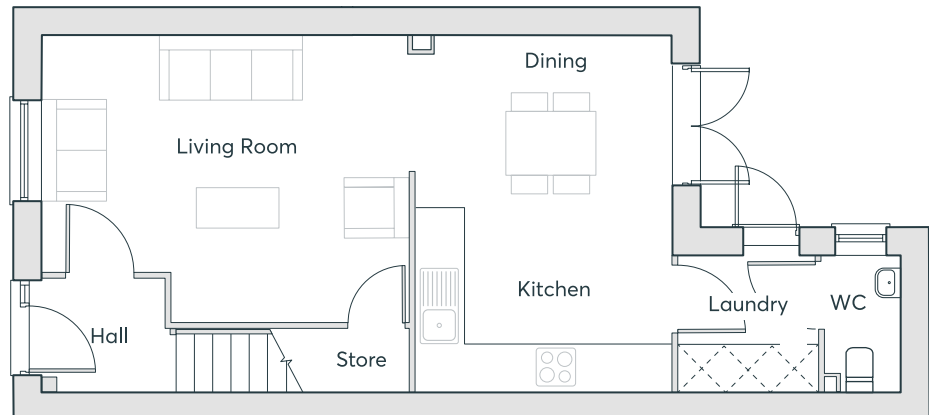
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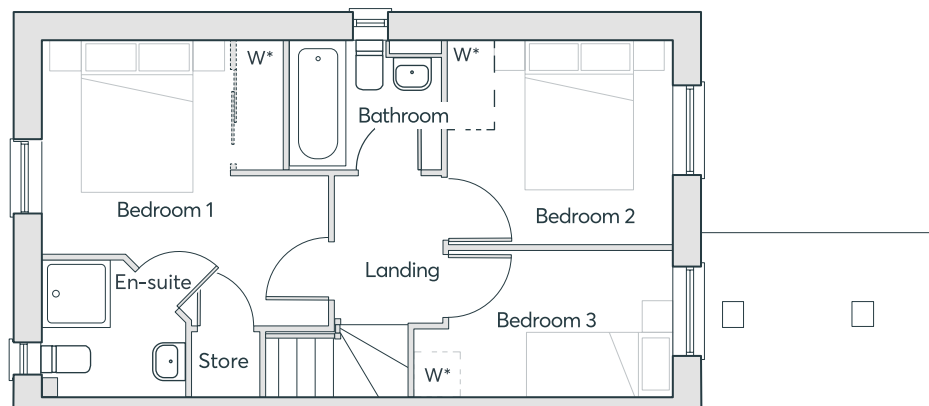
*Please refer to specialist designs for exact locations

The Houghton

Ground Floor



First Floor



*Optional wardrobe at additional cost

Ground Floor

Dining	3.42m x 2.28m	11'2" x 7'6"
Kitchen	3.42m x 2.45m	11'2" x 8'0"
Laundry	1.84m x 1.86m	6'0" x 5'11"
Living	4.84m x 3.79m	15'11" x 12'5"
WC	1.02m x 1.81m	3'4" x 5'11"

First Floor

Bedroom 1	3.77m x 3.79m	12'5" x 12'5"
En-suite	1.91m x 1.80m	6'3" x 5'11"
Bedroom 2	2.96m x 2.72m	9'8" x 8'11"
Bedroom 3	3.42m x 1.92m	11'2" x 6'4"
Bathroom	2.03m x 1.70m	8'5" x 5'7"

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The Webster

922 sq. ft.

- Open plan dining/kitchen and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

Bedrooms

3

Bathrooms

2

Property type

Semi-detached

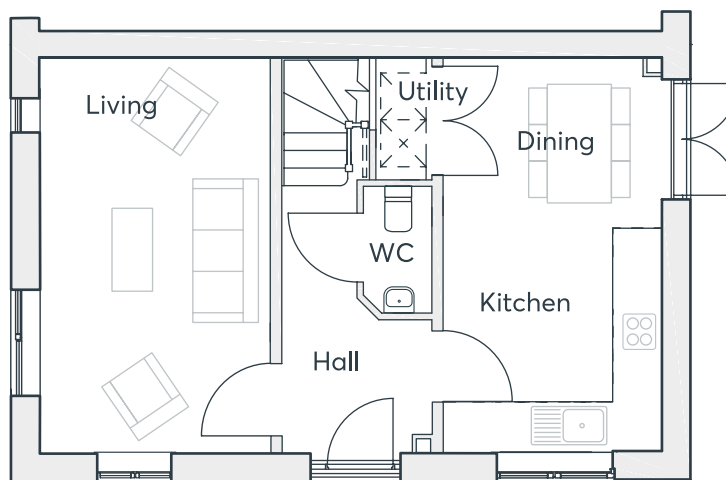
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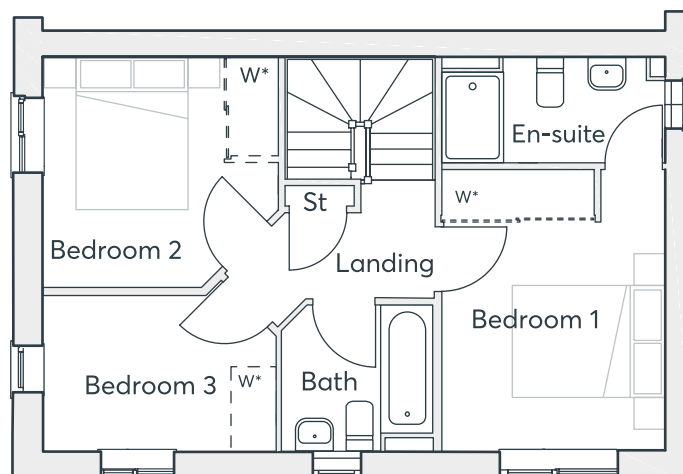
*Please refer to specialist designs for exact locations

The Webster

Ground Floor



First Floor



*Optional wardrobe at additional cost

Ground Floor

Dining	2.18m x 2.89m	7'2" x 9'6"
Kitchen	3.02m x 2.90m	9'11" x 9'6"
Living	5.20m x 3.06m	17'1" x 10'0"
Utility	1.61m x 0.74m	5'4" x 2'5"
WC	1.68m x 0.92m	5'6" x 3'0"

First Floor

Bedroom 1	3.69m x 2.96m	12'1" x 9'8"
En-suite	1.40m x 2.96m	4'7" x 9'8"
Bedroom 2	3.03m x 3.12m	9'11" x 10'3"
Bedroom 3	2.08m x 3.07m	6'10" x 10'1"
Bathroom	1.94m x 1.99m	6'4" x 6'6"

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The Kea

922 sq. ft.

- Kitchen/dining room with French doors to the garden
- Separate store room off the kitchen
- Downstairs cloakroom
- Master bedroom en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

Bedrooms

3

Bathrooms

2

Property type

Detached

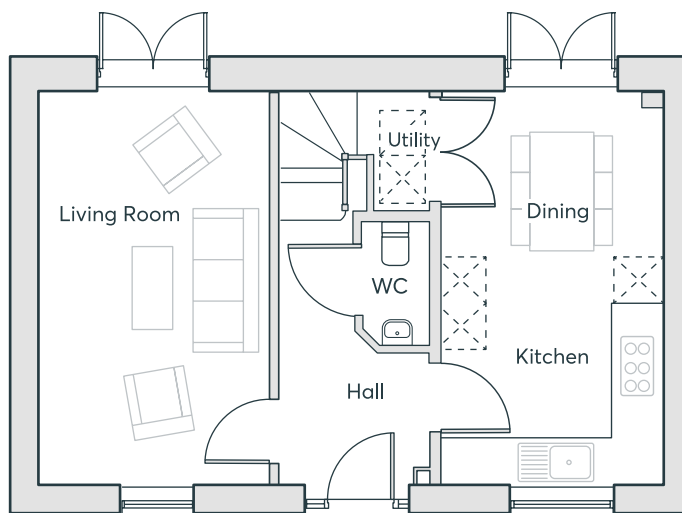
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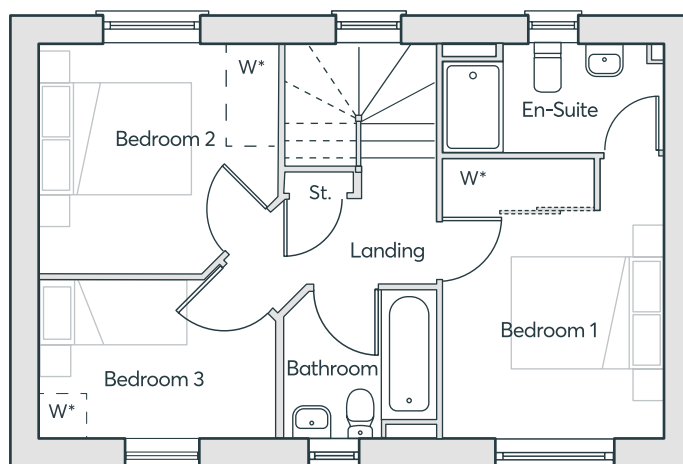
*Please refer to specialist designs for exact locations

The Kea

Ground Floor



First Floor



*Optional wardrobe at additional cost

Ground Floor

Dining	2.17m x 2.90m	7'2" x 9'6"
Kitchen	3.02m x 2.89m	9'11" x 9'6"
Living	5.20m x 3.06m	17'1" x 10'0"
WC	1.68m x 0.92m	5'6" x 3'0"
Utility	1.61m x 0.74m	5'4" x 2'5"

First Floor

Bedroom 1	3.69m x 2.96m	12'1" x 9'8"
En-suite	1.43m x 2.96m	4'8" x 9'8"
Bedroom 2	3.03m x 3.12m	9'11" x 10'3"
Bedroom 3	2.08m x 3.07m	6'10" x 10'1"
Bathroom	1.94m x 1.99m	6'4" x 6'6"

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The Kea v2

922 sq. ft.

- Kitchen/dining room with French doors to the garden
- Separate store room off the kitchen
- Downstairs cloakroom
- Master bedroom with en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

Bedrooms

3

Bathrooms

2

Property type

Detached

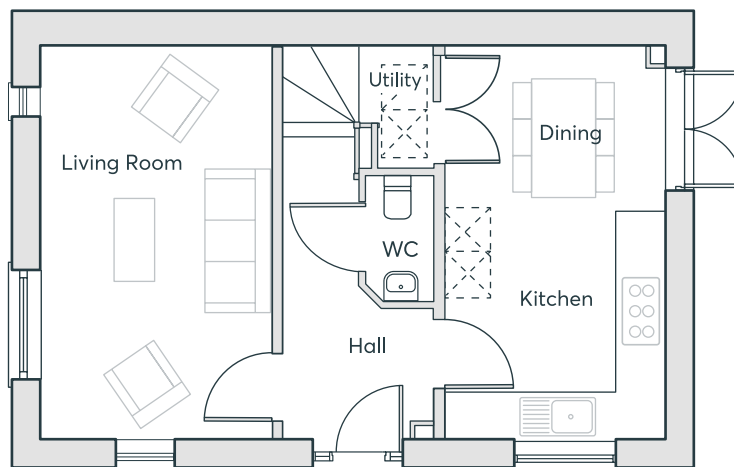
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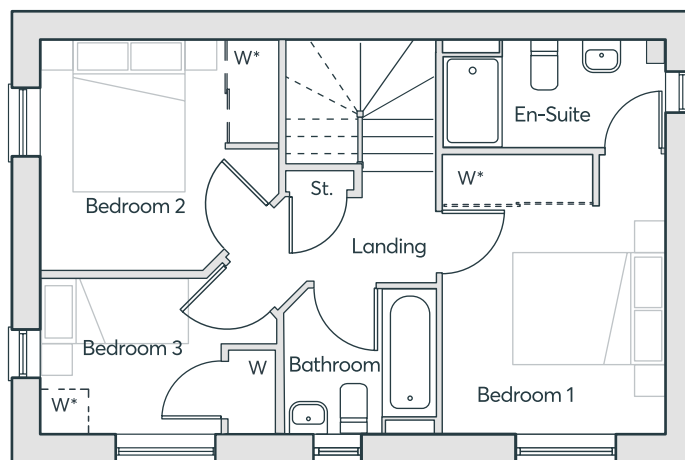
*Please refer to specialist designs for exact locations

The Kea v2

Ground Floor



First Floor



*Optional wardrobe at additional cost

Ground Floor

Dining	2.17m x 2.90m	7'2" x 9'6"
Kitchen	3.02m x 2.89m	9'11" x 9'6"
Living	5.20m x 3.06m	17'1" x 10'0"
WC	1.68m x 0.92m	5'6" x 3'0"
Utility	1.61m x 0.74m	5'4" x 2'5"

First Floor

Bedroom 1	3.69m x 2.96m	12'1" x 9'8"
En-suite	1.43m x 2.96m	4'8" x 9'8"
Bedroom 2	3.03m x 3.12m	9'11" x 10'3"
Bedroom 3	2.08m x 3.07m	6'10" x 10'1"
Bathroom	1.94m x 1.99m	6'4" x 6'6"

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The Thea

934 sq. ft.

- Open plan kitchen-dining room with French doors to the rear garden
- Laundry room with access to the rear garden
- Separate living room
- Downstairs cloakroom
- Master bedroom with en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

Bedrooms

3

Bathrooms

2

Property type

Semi-detached

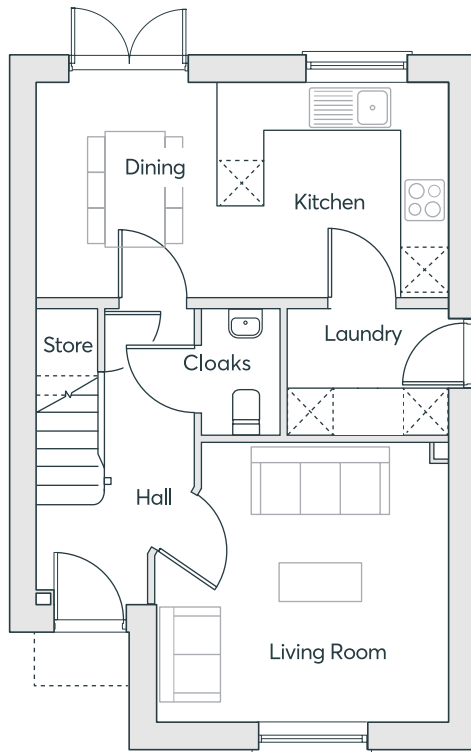
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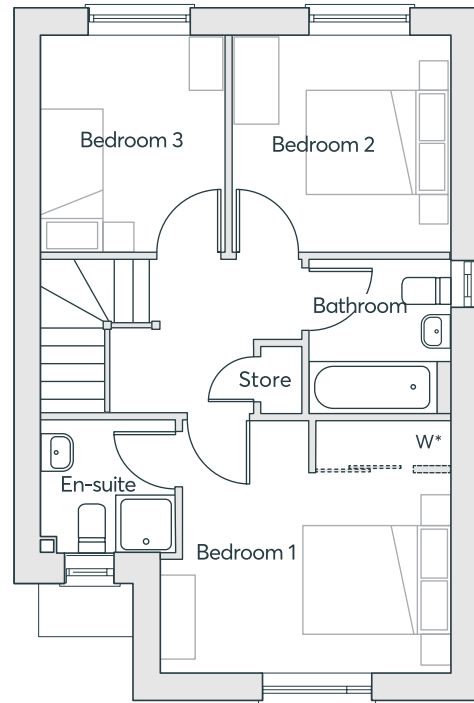
*Please refer to specialist designs for exact locations

The Thea

Ground Floor



First Floor



*Optional wardrobe at additional cost

Ground Floor

Dining	2.82m × 2.40m	9'3" × 7'10"
Kitchen	2.82m × 3.03m	9'3" × 9'11"
Living	3.70m × 3.85m	12'2" × 12'7"
WC	1.71m × 1.03m	5'7" × 3'4"
Utility	1.76m × 2.15m	5'7" × 7'1"

First Floor

Bedroom 1	3.32m × 3.85m	10'11" × 12'7"
En-suite	1.75m × 1.78m	5'9" × 5'10"
Bedroom 2	2.88m × 2.93m	9'5" × 9'7"
Bedroom 3	2.88m × 2.41m	9'5" × 7'11"
Bathroom	2.06m × 1.94m	6'9" × 6'4"

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The Edwena

1021 sq. ft.

- Open plan kitchen/dining room/living and French doors to the garden
- Downstairs cloakroom
- Laundry room
- Under stairs storage cupboard
- Master bedroom with en-suite
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

Bedrooms

3

Bathrooms

2

Property type

Detached

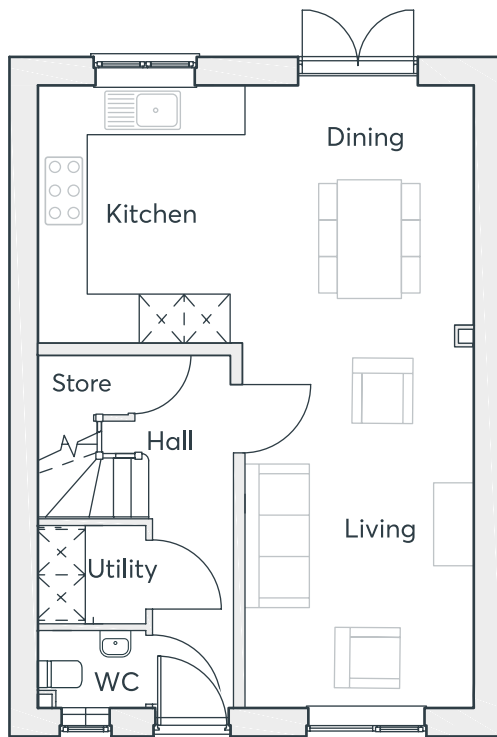
Find this home on the site plan



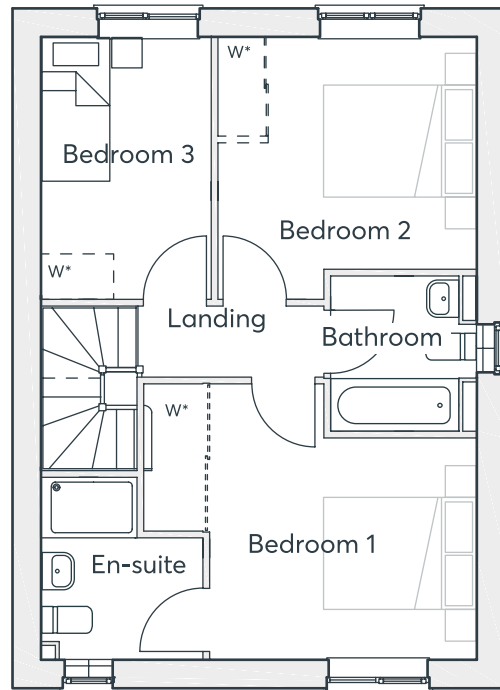
*Please refer to specialist designs for exact locations

The Edwena

Ground Floor



First Floor



*Optional wardrobe at additional cost

Ground Floor

Dining	3.41m × 3.03m	11'2" × 9'11"
Kitchen	3.41m × 2.74m	11'2" × 9'0"
Living	4.83m × 3.03m	15'10" × 9'11"
Utility	1.30m × 1.43m	4'3" × 4'8"
WC	1.03m × 1.43m	3'4" × 4'8"

First Floor

Bedroom 1	3.65m × 3.53m	12'0" × 11'7"
En-suite	2.41m × 2.14m	7'11" × 7'0"
Bedroom 2	3.47m × 3.42m	11'5" × 11'3"
Bedroom 3	3.47m × 2.25m	11'5" × 7'5"
Bathroom	2.05m × 1.93m	6'9" × 6'4"

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The Paris

1371 sq. ft.

- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor
- Master bedroom with en-suite
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

Bedrooms

4

Bathrooms

3

Property type

Detached

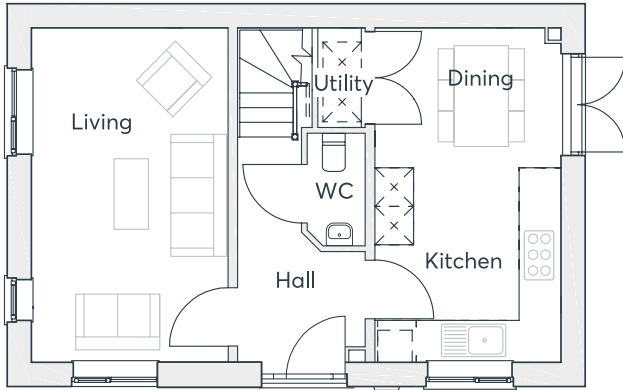
Find this home on the site plan



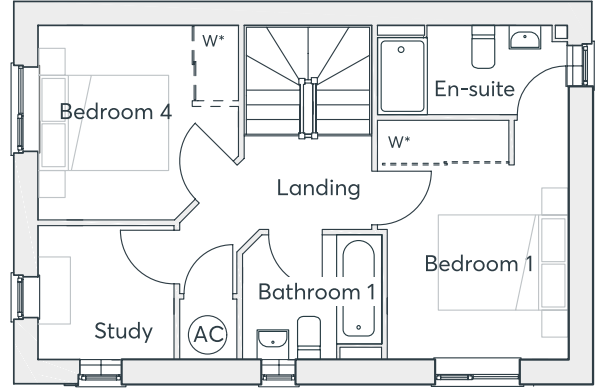
*Please refer to specialist designs for exact locations

The Paris

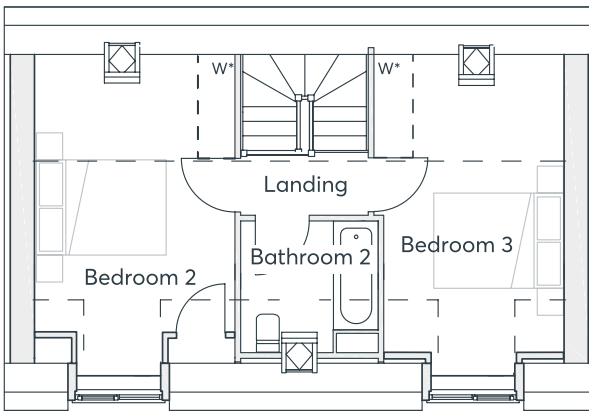
Ground Floor



First Floor



Second Floor



*Optional wardrobe at additional cost

Ground Floor

Dining	2.17m x 2.89m	7'2" x 9'6"
Kitchen	3.03m x 2.89m	9'11" x 9'6"
Living	5.20m x 3.06m	17'1" x 10'0"
Utility	1.55m x 0.83m	5'1" x 2'9"

First Floor

Bathroom	1.89m x 2.16m	6'2" x 7'1"
Bedroom 1	3.72m x 2.78m	12'2" x 9'2"
Bedroom 4	3.03m x 3.12m	9'11" x 10'3"
En-suite	1.34m x 2.96m	4'5" x 9'8"
Study	2.08m x 2.11m	6'10" x 6'11"

Second Floor

Bathroom 2	2.09m x 2.14m	6'10" x 7'0"
Bedroom 2	5.20m x 3.12m	17'1" x 10'3"
Bedroom 3	5.20m x 2.80m	17'1" x 9'2"

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The Garnet

1454 sq. ft.

- Open plan dining/kitchen and French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

Bedrooms

4

Bathrooms

3

Property type

Detached

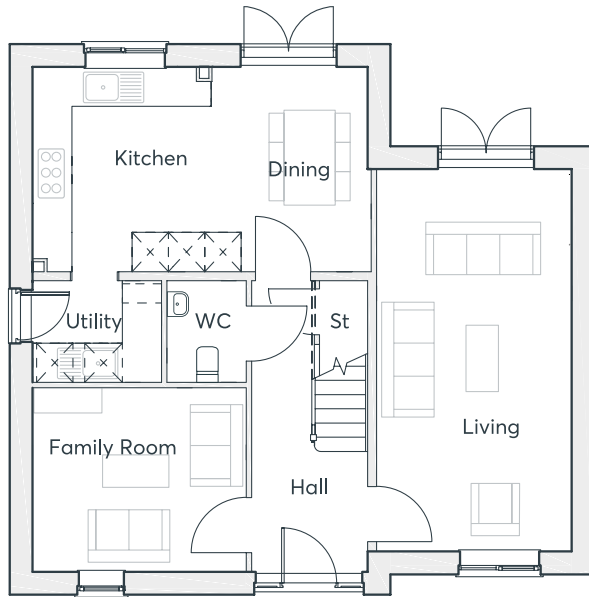
Find this home on the site plan



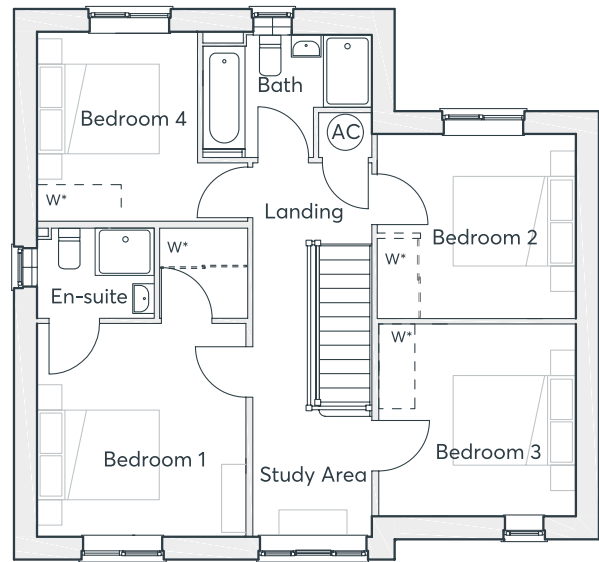
*Please refer to specialist designs for exact locations

The Garnet

Ground Floor



First Floor



*Optional wardrobe at additional cost

Ground Floor

Dining	3.39m x 2.02m	11'1" x 6'8"
Family	3.04m x 3.53m	10'0" x 11'7"
Kitchen	3.39m x 3.58m	11'1" x 11'9"
Living	6.32m x 3.23m	20'9" x 10'7"
Utility	1.68m x 2.13m	5'6" x 7'0"
WC	1.68m x 1.31m	5'6" x 4'4"

First Floor

Bedroom 1	3.50 m x 3.46m	11'6" x 11'4"
En-suite	1.51m x 1.94m	5'0" x 6'4"
Bedroom 2	3.23m x 3.29m	10'7" x 10'9"
Bedroom 3	3.00m x 3.27m	9'10" x 10'9"
Bedroom 4	3.14m x 2.65m	10'4" x 8'9"
Bathroom	2.03m x 2.79m	6'10" x 9'2"

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Your site

Make sure to pinch and zoom!



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