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difference



## GLAN LLYN

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[www.stmodwenhomes.co.uk](http://www.stmodwenhomes.co.uk)



**ST.MODWEN  
HOMES**

# DEVELOPMENT LAYOUT



- |  |  |
|--|--|
|  <b>The Werdburgh</b><br>5 bedroom home |  <b>The Becket</b><br>4 bedroom home    |
|  <b>The Almond</b><br>5 bedroom home    |  <b>The Edwena</b><br>3 bedroom home    |
|  <b>The Garnet</b><br>4 bedroom home    |  <b>The Webster</b><br>3 bedroom home   |
|  <b>The Barlow</b><br>4 bedroom home    |  <b>The Kea V1</b><br>3 bedroom home    |
|  <b>The Hexham V1</b><br>4 bedroom home |  <b>The Kea V2</b><br>3 bedroom home    |
|  <b>The Hexham V2</b><br>4 bedroom home |  <b>The Houghton</b><br>3 bedroom home  |
|  <b>The Clermont</b><br>4 bedroom home  |  <b>The Mirin</b><br>3 bedroom home     |
|  <b>The Paris V1</b><br>4 bedroom home  |  <b>The Kemble V1</b><br>2 bedroom home |
|  <b>The Paris V2</b><br>4 bedroom home  |  <b>The Kemble V2</b><br>2 bedroom home |
|  <b>The Hiero</b><br>4 bedroom home     |  <b>Affordable Housing</b>              |

- BC = Bin collection Point
- V = Visitor parking
- ▶ = Integral garage
- LEAP = Local Equipped Area for Play
- LAP = Local Areas for Play
- SS = Sub Station



\*All sizes and dimensions indicated are approximate. Detailed plans and specifications are available for inspection for each plot at our Homebuyer Hub during working hours and customers must check their individual specifications prior to making a reservation.

**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. SMP 80306 January 2024.

# THE WERDBURGH

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Laundry room off the kitchen
- Living room with double doors off the hall, walk-in bay and French doors to the garden
- Front facing family room or study
- Master bedroom with en-suite shower room and walk-in wardrobes
- En-suite shower room and fitted wardrobe to bedroom two
- Family bathroom with bath and shower
- Shower room for bedrooms four and five
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**FIVE  
BEDROOM  
HOME**

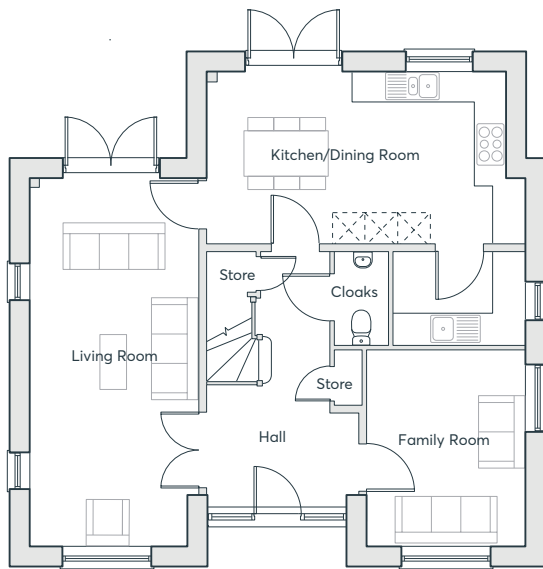
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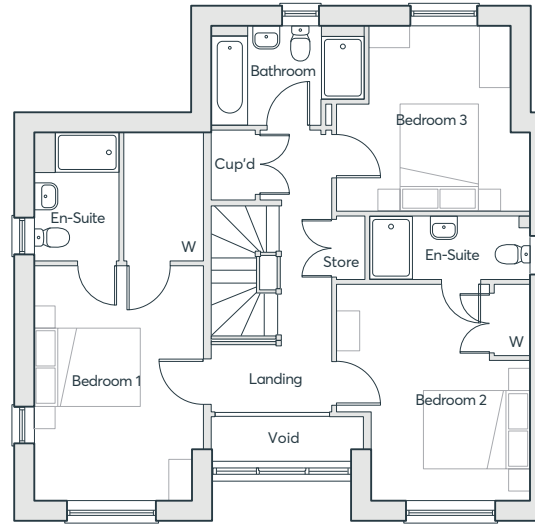
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# THE WERDBURGH

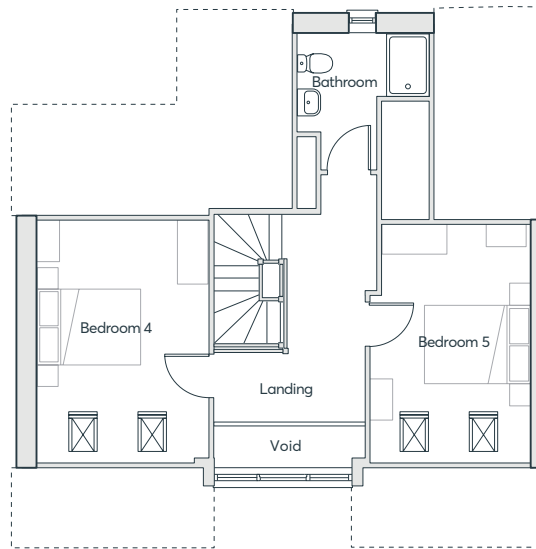
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



## FIVE BEDROOM HOME

Living Room	7.05m x 3.22m	23'2" x 10'7"
Kitchen/Dining	3.29m x 5.70m	10'10" x 18'9"
Family Room	3.76m x 3.00m	12'4" x 9'10"
Laundry	1.82m x 2.51m	5'11" x 8'2"
Bedroom 1	4.49m x 3.22m	14'9" x 10'7"
En-Suite 1	2.02m x 1.65m	6'7" x 5'4"
Bedroom 2	4.16m x 3.00m	13'7" x 9'10"
En-Suite 2	1.23m x 3.07m	4'0" x 10'0"
Bedroom 3	3.53m x 3.06m	11'7" x 10'1"
Bedroom 4	4.64m x 3.28m	15'3" x 10'9"
Bedroom 5	4.57m x 3.06m	15'0" x 10'1"
Bathroom 1	2.92m x 2.02m	9'6" x 6'7"
Bathroom 2	2.55m x 1.91m	8'4" x 6'3"

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# THE ALMOND

- Open plan kitchen/dining/family room with bi-folding doors to the garden
- Laundry room off the kitchen
- Downstairs cloakroom
- Separate study
- Master bedroom with en-suite and walk-in wardrobe
- En-suite and built in wardrobes to bedroom 2 and bedroom 3
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

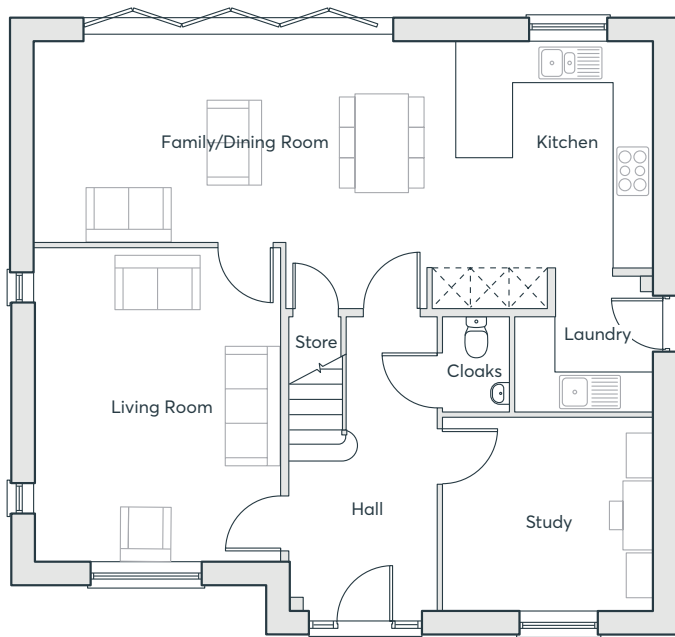
**FIVE  
BEDROOM  
HOME**

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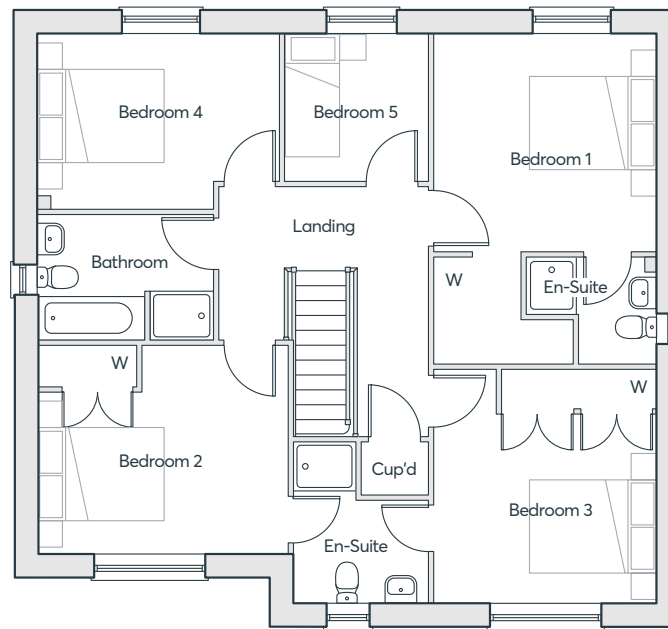
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# THE ALMOND



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	4.25m × 9.86m	13'11" × 32'4"
Living Room	5.01m × 3.90m	16'5" × 12'10"
Study	3.37m × 3.08m	11'1" × 10'1"
Laundry	2.22m × 2.15m	7'4" × 7'1"
Bedroom 1	3.57m × 3.49m	11'8" × 11'5"
Bedroom 2	3.96m × 3.30m	13'0" × 10'10"
Bedroom 3	3.70m × 3.57m	12'2" × 11'8"
Bedroom 4	3.84m × 2.80m	12'7" × 9'2"
Bedroom 5	2.34m × 2.25m	7'8" × 7'5"
Bathroom	2.79m × 2.01m	9'2" × 6'7"
En-suite	2.56m × 2.13m	8'5" × 7'0"
En-suite	2.10m × 1.69m	6'10" × 5'6"

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**FIVE  
BEDROOM  
HOME**

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# THE GARNET

- Open plan dining/kitchen with integrated appliances 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 and walk-in wardrobe
- Fitted wardrobe in second bedroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

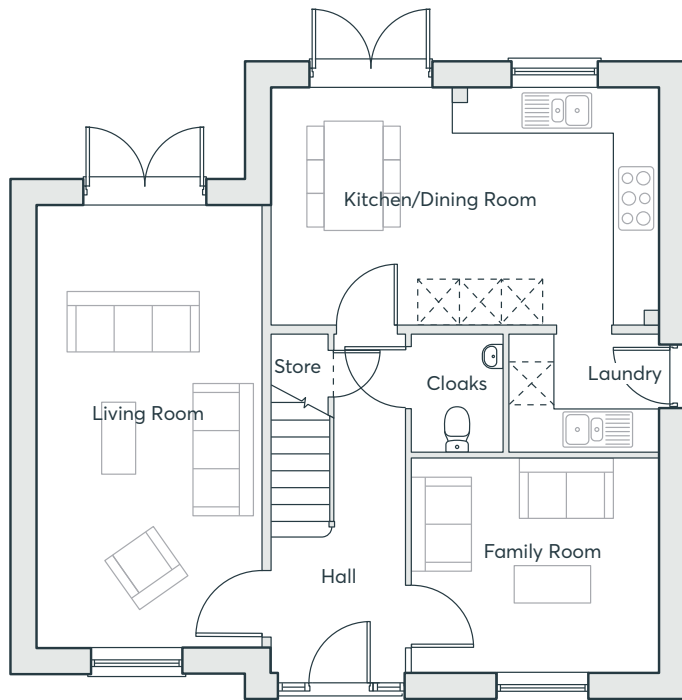
**FOUR  
BEDROOM  
HOME**

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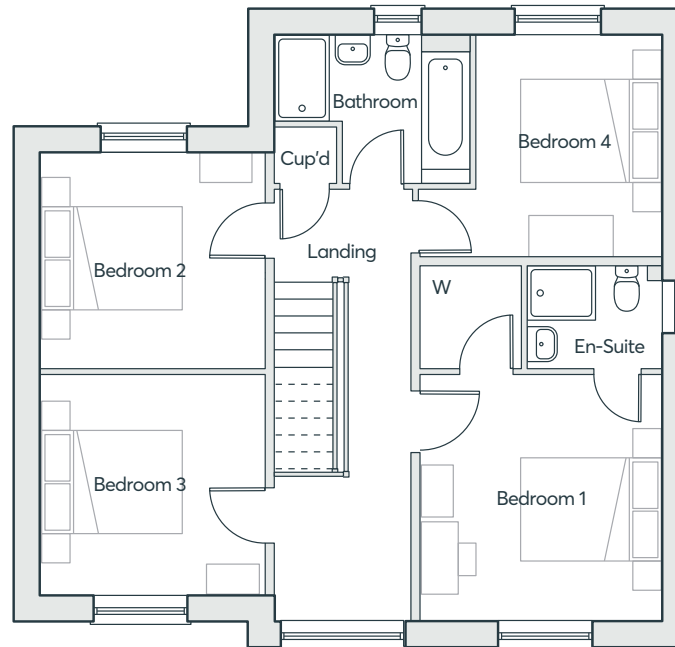
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HOMES**

# THE GARNET



GROUND FLOOR



FIRST FLOOR

Living Room	6.38m x 3.23m	20'11" x 10'7"
Family room	3.56m x 3.07m	11'8" x 10'1"
Kitchen/Dining	5.59m x 3.41m	18'4" x 11'2"
Laundry Room	2.16m x 1.69m	7'1" x 5'6"
Cloakroom	1.69m x 1.31m	5'6" x 4'4"
Bedroom 1	3.53m x 3.48m	11'7" x 11'5"
En-suite	1.95m x 1.51m	6'5" x 4'11"
Bedroom 2	3.29m x 3.08m	10'9" x 10'1"
Bedroom 3	3.26m x 3.21m	10'8" x 10'6"
Bedroom 4	3.51m x 3.16m	11'6" x 10'5"
Bathroom	2.82m x 2.10m	9'3" x 6'11"
Wardrobe	1.51m x 1.47m	4'11" x 4'10"

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SMP 60906 SEPTEMBER 2022

**FOUR  
BEDROOM  
HOME**

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# THE BARLOW

- Open plan dining/family/living room and kitchen with integrated appliances and French doors to the garden
- Separate study
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Built-in wardrobe to bedroom two
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

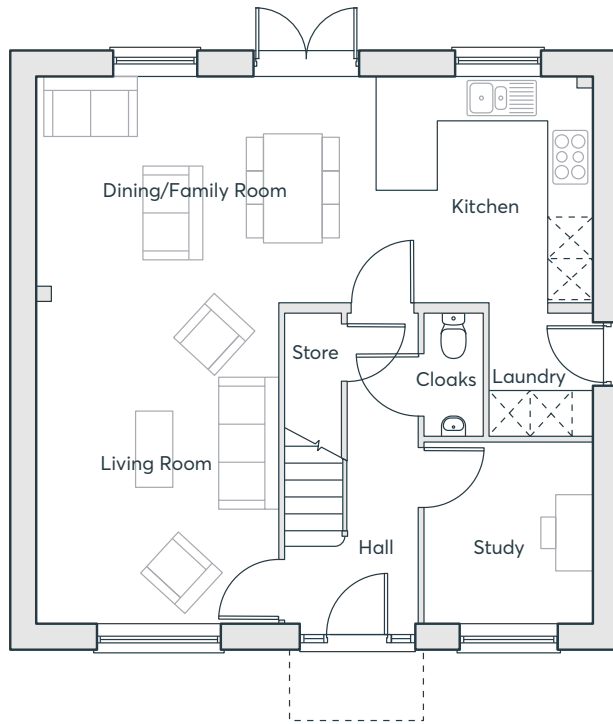
**FOUR  
BEDROOM  
HOME**

**GLAN LLYN**

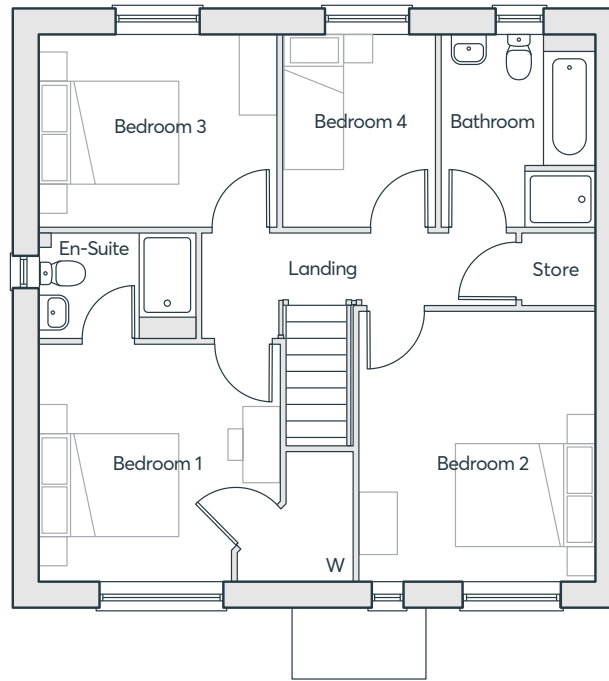
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HOMES**

# THE BARLOW



**GROUND FLOOR**



**FIRST FLOOR**

Living Room	3.50m × 4.65m	11'6" × 15'3"
Kitchen/Dining	8.06m × 3.28m	26'6" × 10'9"
Study	2.45m × 2.64m	8'0" × 8'8"
Laundry Room	1.50m × 1.50m	4'11" × 5'10"
Cloakroom	0.85m × 1.78m	2'9" × 5'10"
Bedroom 1	3.50m × 3.45m	11'6" × 11'4"
En-suite	2.29m × 1.51m	7'6" × 5'0"
Bedroom 2	3.42m × 3.91m	11'3" × 12'10"
Bedroom 3	3.45m × 2.76m	11'4" × 9'1"
Bedroom 4	2.21m × 2.76m	7'3" × 9'1"
Bathroom	2.24m × 2.79m	7'4" × 9'2"

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**FOUR  
BEDROOM  
HOME**

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# THE HEXHAM V1

- Three storey home with integral garage
- Utility room with access to garden
- First floor living room with outdoor terrace
- Spacious kitchen/dining room
- Master bedroom with en suite shower room
- Two further good sized bedrooms on second floor
- Bedroom four could alternatively be used as a study
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

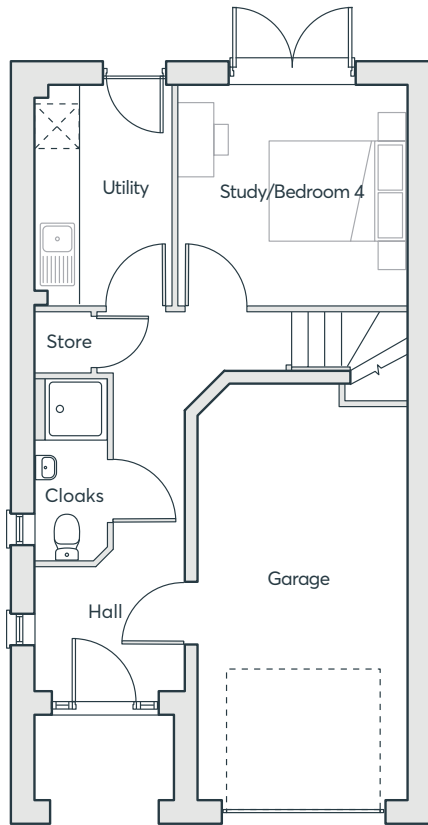
**FOUR  
BEDROOM  
HOME**

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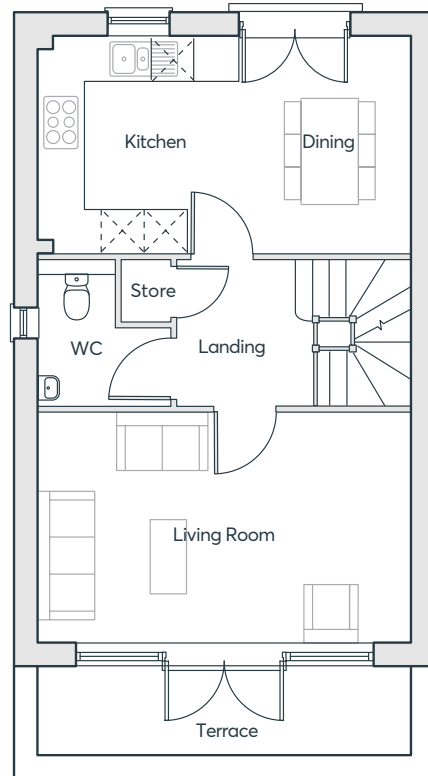
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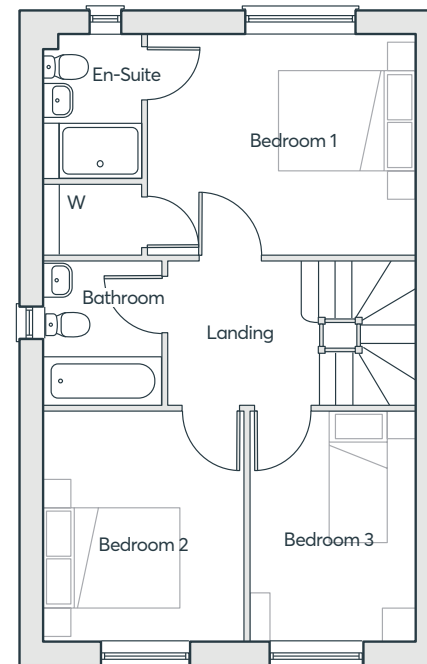
# THE HEXHAM V1



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Study/Bed 4	3.30m x 3.16m	10'10" x 10'4"
Garage	6.04m x 3.05m	19'10" x 10'0"
Utility	3.16m x 3.97m	10'4" x 6'6"
Living Room	5.36m x 3.31m	17'7" x 10'10"
Kitchen/Dining	5.36m x 3.13m	17'7" x 10'3"
WC	1.89m x 1.89m	6'3" x 6'2"
Bedroom 1	3.13m x 3.87m	10'3" x 12'8"
En-suite	2.05m x 1.40m	6'9" x 4'7"
Bedroom 2	3.31m x 2.87m	10'10" x 9'5"
Bedroom 3	3.31m x 2.38m	10'10" x 7'10"
Bathroom	2.09m x 1.70m	6'10" x 5'7"

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**FOUR  
BEDROOM  
HOME**

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# THE HEXHAM V2

- Three storey home with integral garage
- Utility room with access to garden
- First floor living room with outdoor terrace
- Spacious kitchen/dining room with Juliet balcony
- Master bedroom with en suite shower room
- Two further good sized bedrooms on second floor
- Bedroom four offers an excellent, flexible space
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

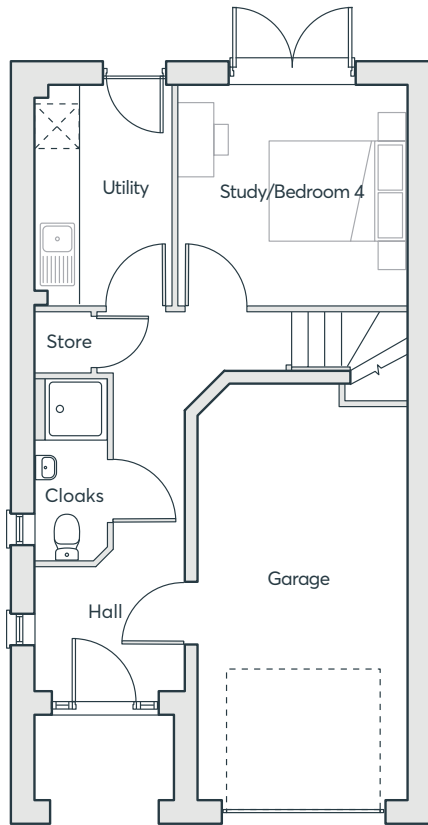
**FOUR  
BEDROOM  
HOME**

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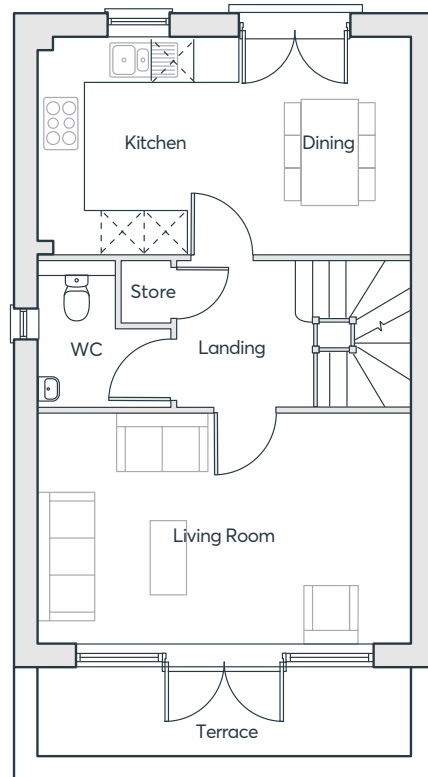
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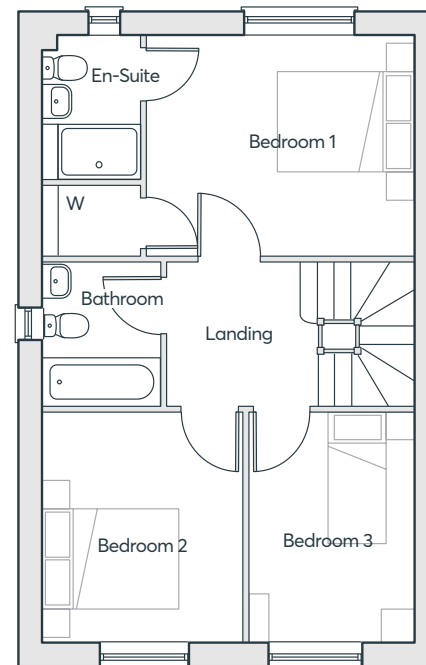
# THE HEXHAM V2



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Study/bedroom 4	3.34m × 3.20m	10'11" × 10'6"
Garage	6.04m × 3.05m	19'10" × 10'0"
Utility	2.01m × 3.20m	6'7" × 10'6"
Kitchen/Dining	5.41m × 3.48m	17'9" × 11'5"
Living Room	5.41m × 3.34m	17'9" × 10'110"
Bedroom 1	3.90m × 3.18m	12'9" × 10'5"
Bedroom 2	2.92m × 3.34m	9'7" × 10'11"
Bedroom 3	2.43m × 3.34m	7'11" × 10'11"
En-suite	1.44m × 2.08m	4'9" × 6'10"
Bathroom	1.73m × 2.19m	5'8" × 7'2"

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**FOUR  
BEDROOM  
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# THE CLERMONT V2

- Integral garage with internal access door
- Spacious kitchen/dining room with access to rear garden via bi-folding doors
- Living room with storage space
- Four bedrooms upstairs with the master bedroom featuring an en suite shower room and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

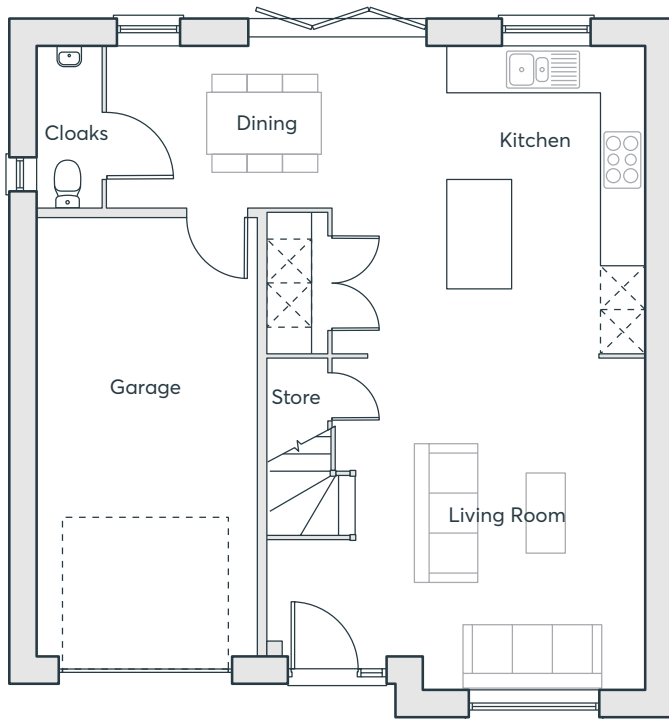
**FOUR  
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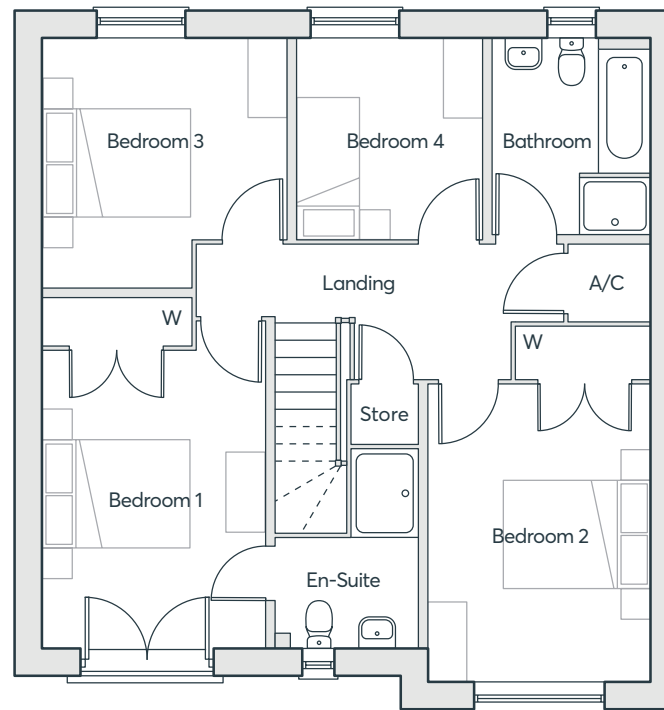
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HOMES**

# THE CLERMONT V2



GROUND FLOOR



FIRST FLOOR

Living Room	5.21m x 4.54m	17'1" x 14'11"
Kitchen	4.32m x 4.22m	14'2" x 13'10"
Dining Room	3.10m x 2.21m	10'2" x 7'3"
Cloakroom	0.90m x 2.21m	2'11" x 7'3"
Bedroom 1	3.10m x 4.08m	10'2" x 13'5"
En-suite	1.99m x 2.71m	6'6" x 8'11"
Bedroom 2	3.11m x 4.05m	10'2" x 13'3"
Bedroom 3	3.38m x 3.48m	11'1" x 11'5"
Bedroom 4	2.59m x 2.79m	8'6" x 9'2"
Bathroom	2.23m x 2.76m	7'4" x 9'1"

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**FOUR  
BEDROOM  
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# THE PARIS V1

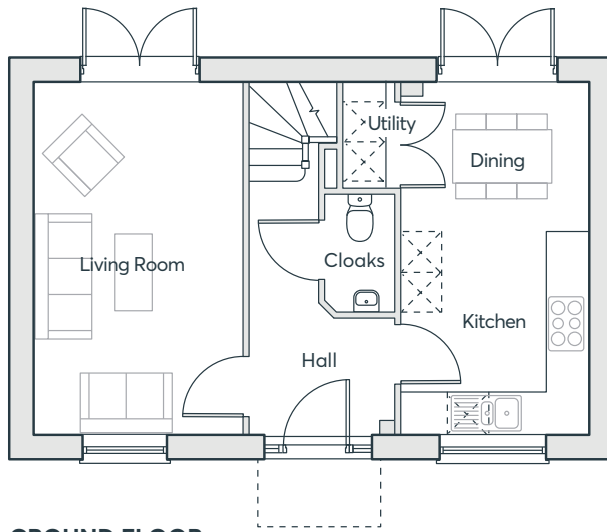
- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor
- Master bedroom with en suite and fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating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

**FOUR  
BEDROOM  
HOME**

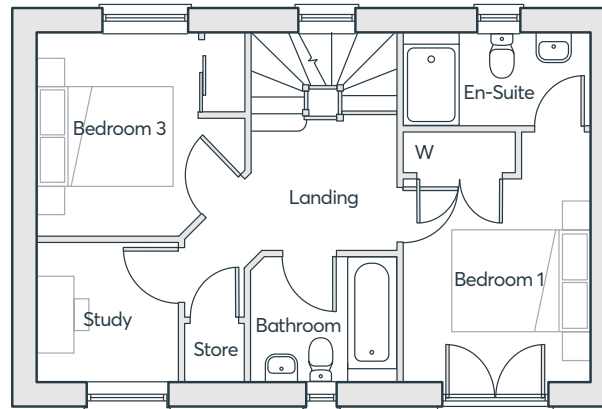
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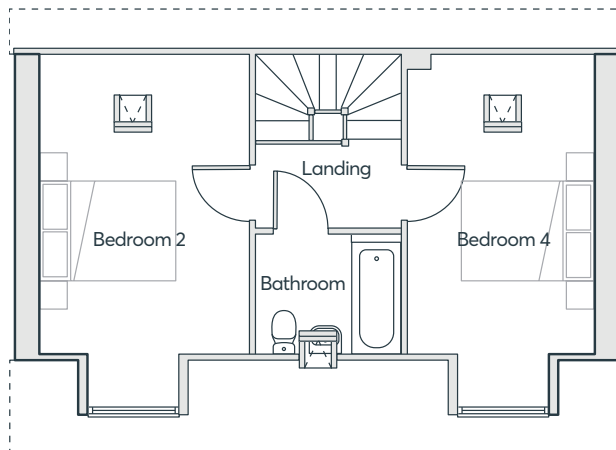
# THE PARIS V1



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Room	3.15m x 5.30m	10'4" x 17'5"
Kitchen/Dining	2.85m x 5.30m	9'4" x 17'5"
Cloakroom	1.06m x 1.77m	3'6" x 5'10"
Laundry	0.79m x 1.29m	2'7" x 4'3"
Bedroom 1	2.83m x 3.78m	9'3" x 12'5"
En-suite	2.83m x 1.45m	9'3" x 4'9"
Study	2.17m x 2.14m	7'1" x 7'0"
Bedroom 3	2.46m x 3.09m	8'1" x 10'2"
Bedroom 2	3.15m x 4.51m	10'4" x 14'10"
Bedroom 4	2.82m x 4.51m	9'3" x 14'10"
Bathroom	2.20m x 1.82m	7'3" x 6'0"

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**FOUR  
BEDROOM  
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# THE PARIS V2

- 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 and fitted wardrobes
- 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

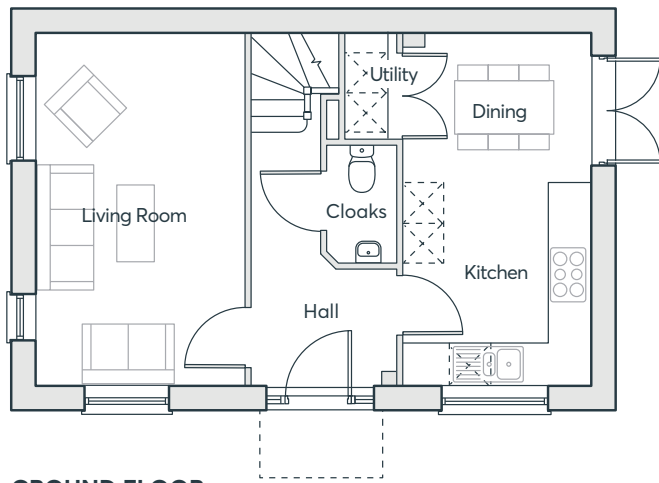
**FOUR  
BEDROOM  
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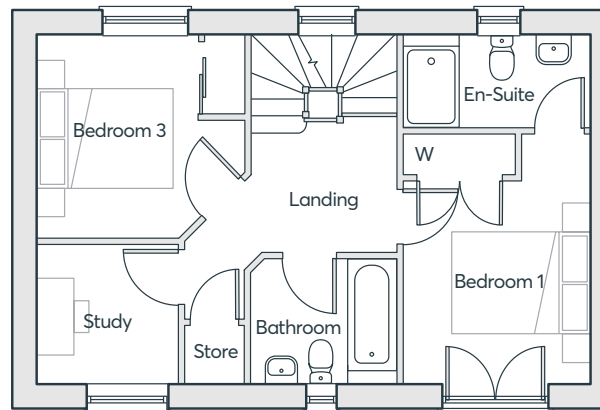
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HOMES**

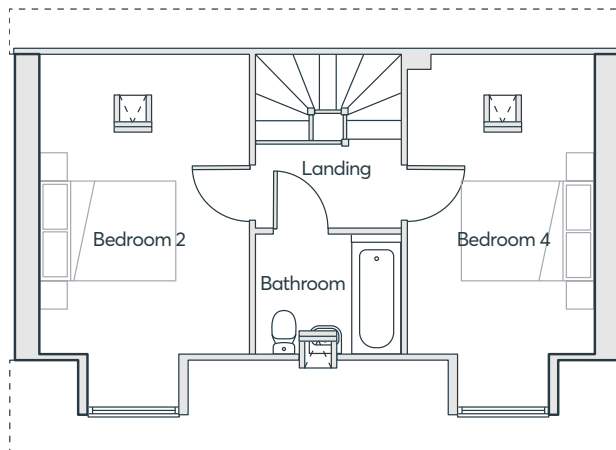
# THE PARIS V2



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Room	3.15m x 5.30m	10'4" x 17'5"
Kitchen/Dining	2.85m x 5.30m	9'4" x 17'5"
Cloakroom	1.06m x 1.77m	3'6" x 5'10"
Laundry	0.79m x 1.29m	2'7" x 4'3"
Bedroom 1	2.83m x 3.78m	9'3" x 12'5"
En-suite	2.83m x 1.45m	9'3" x 4'9"
Study	2.17m x 2.14m	7'1" x 7'0"
Bedroom 3	2.46m x 3.09m	8'1" x 10'2"
Bedroom 2	3.15m x 4.51m	10'4" x 14'10"
Bedroom 4	2.82m x 4.51m	9'3" x 14'10"
Bathroom	2.20m x 1.82m	7'3" x 6'0"

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**FOUR  
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 **ST.MODWEN  
HOMES**

# THE HIERO

- 3 storey home
- Living room with under stairs storage
- Kitchen/dining room with attached laundry room and cloakroom
- French doors leading to the garden from the dining room with a separate door from laundry room
- Three bedrooms and a family bathroom on the first floor
- Second floor dedicated to the master bedroom with en suite shower room and walk-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

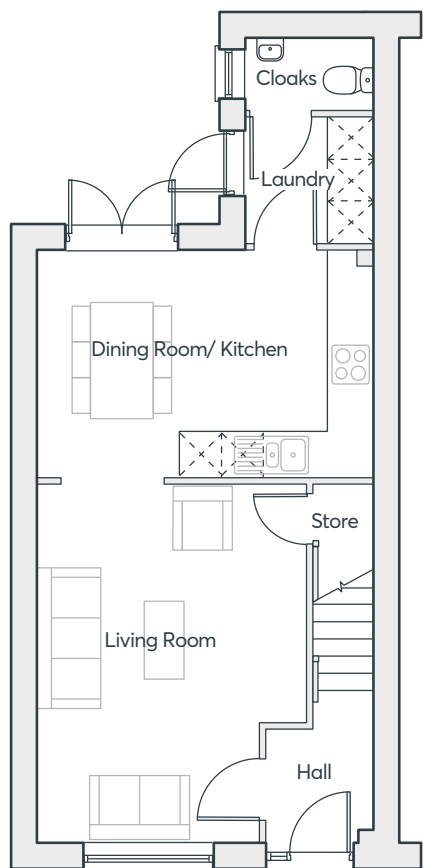
**FOUR  
BEDROOM  
HOME**

**GLAN LLYN**

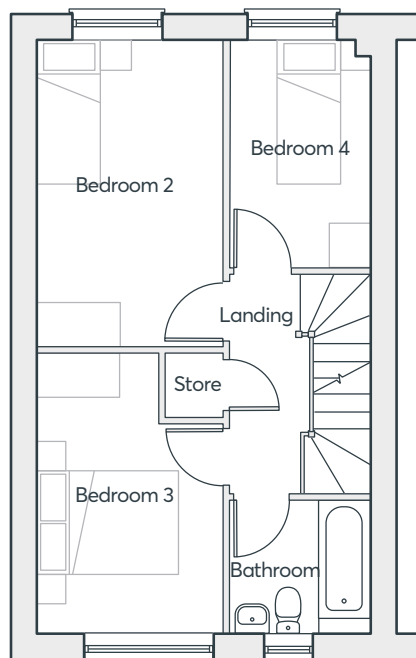
GLAN LLYN, NEWPORT

 **ST. MODWEN  
HOMES**

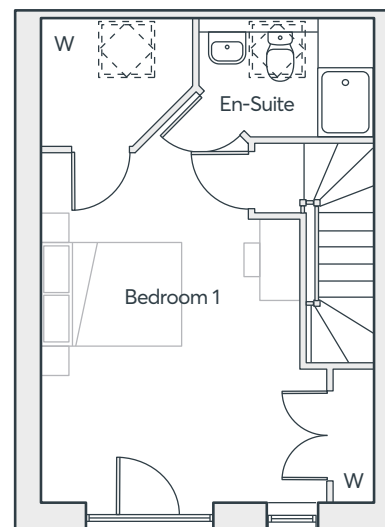
# THE HIERO



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living Room	5.09m x 3.82m	16'8" x 12'6"
Kitchen/Dining	4.76m x 3.22m	15'7" x 10'7"
Utility	1.83m x 1.81m	6'0" x 5'11"
W/C	1.88m x 1.05m	6'2" x 3'5"
Bedroom 2	4.31m x 2.65m	14'2" x 8'8"
Bedroom 3	3.97m x 2.65m	13'0" x 8'8"
Bedroom 4	3.22m x 2.02m	10'7" x 6'8"
Bathroom	2.02m x 1.91m	6'8" x 6'3"
Bedroom 1	4.97m x 4.07m	16'4" x 13'4"
En-suite	2.50m x 1.69m	8'3" x 5'7"

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SMP 60906 SEPTEMBER 2022

**FOUR  
BEDROOM  
HOME**

 **ST. MODWEN  
HOMES**

# THE BECKET

- Kitchen/dining room with French doors to the garden
- Separate laundry room and cloakroom off the kitchen
- Large lounge opening onto a dining area
- Master bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

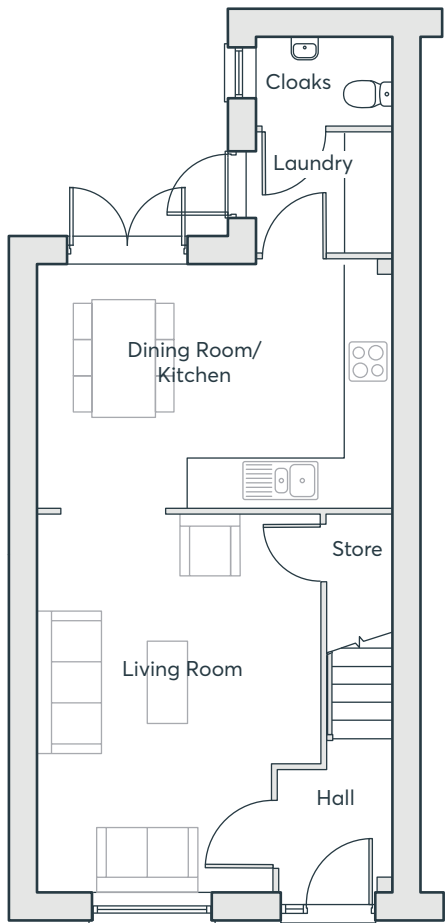
**FOUR  
BEDROOM  
HOME**

**GLAN LLYN**

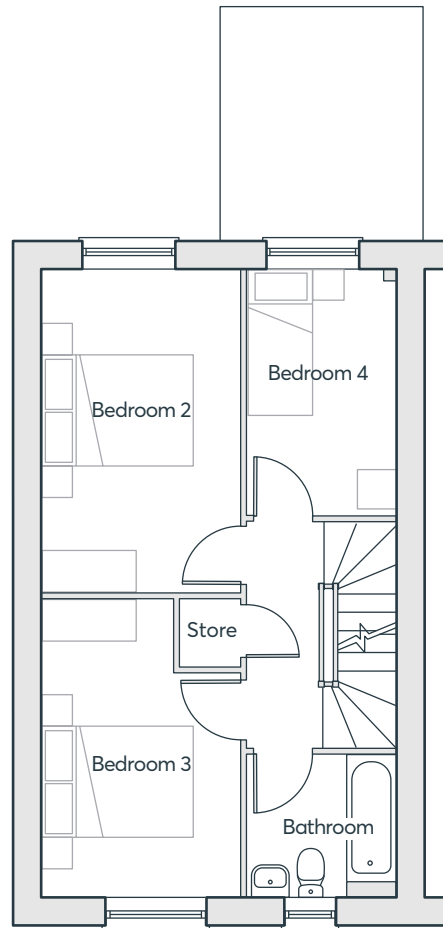
GLAN LLYN, NEWPORT

 **ST. MODWEN  
HOMES**

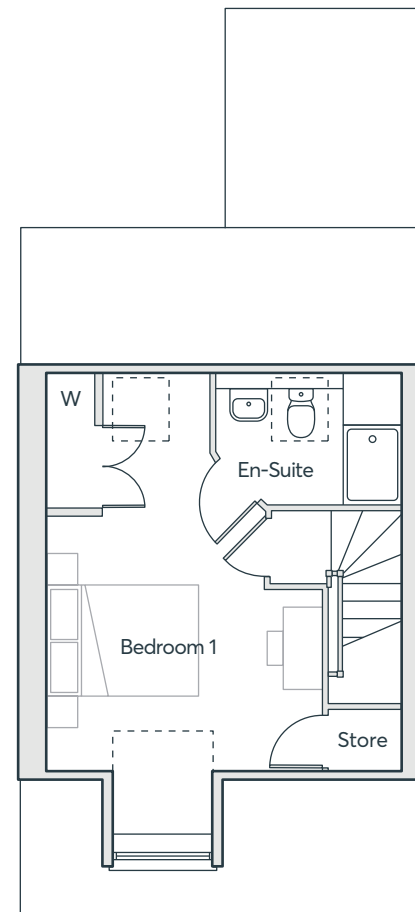
# THE BECKET



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Living Room	5.09m x 3.81m	16'8" x 12'6"
Kitchen/Dining	3.22m x 4.76m	10'7" x 15'7"
Cloakroom	0.99m x 1.83m	3'3" x 6'0"
Laundry	1.80m x 1.83m	5'11" x 6'0"
Bedroom 1	5.38m x 3.68m	17'7" x 12'1"
En-suite	1.70m x 2.51m	5'7" x 8'3"
Bedroom 2	4.31m x 2.64m	14'2" x 8'8"
Bedroom 3	3.97m x 2.64m	13'0" x 8'8"
Bedroom 4	3.21m x 2.02m	10'7" x 6'8"
Bathroom	1.91m x 2.03m	6'3" x 6'8"

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SMP 60906 NOVEMBER 2021

**FOUR  
BEDROOM  
HOME**

 **ST. MODWEN  
HOMES**



# THE EDWENA

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

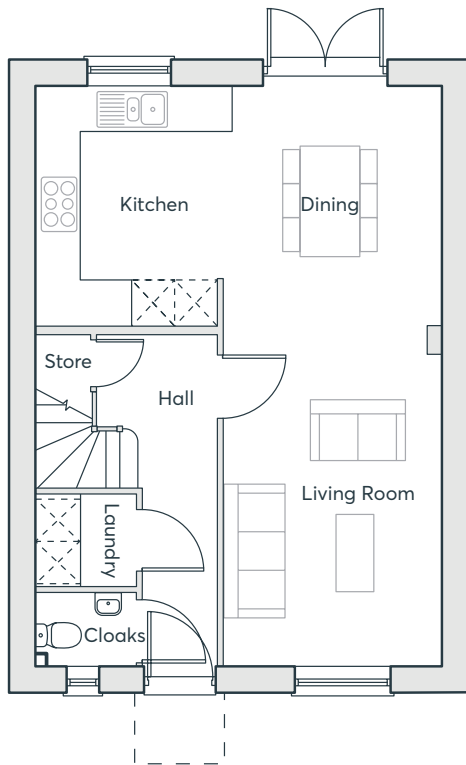
**THREE  
BEDROOM  
HOME**

**GLAN LLYN**

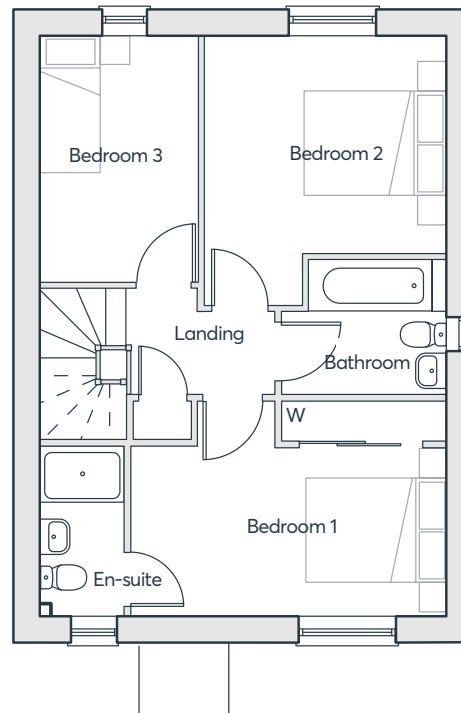
GLAN LLYN, NEWPORT

 **ST. MODWEN  
HOMES**

# THE EDWENA



GROUND FLOOR



FIRST FLOOR

Living Room	3.13m x 4.47m	10'2" x 14'6"
Kitchen/Dining	5.81m x 3.48m	19'0" x 11'4"
Laundry	1.49m x 1.30m	4'8" x 4'2"
Cloakroom	1.05m x 1.05m	3'4" x 3'4"
Bedroom 1	3.75m x 3.22m	12'3" x 10'5"
En-Suite	1.20m x 2.43m	3'9" x 7'5"
Bedroom 2	3.50m x 3.82m	11'4" x 12'5"
Bedroom 3	2.21m x 3.54m	7'2" x 11'6"
Bathroom	2.34m x 1.93m	7'6" x 6'3"

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SMP 60906 NOVEMBER 2021

**THREE  
BEDROOM  
HOME**

 **ST. MODWEN  
HOMES**

# THE KEA V1

- Open plan dining/kitchen with integrated appliances 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, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

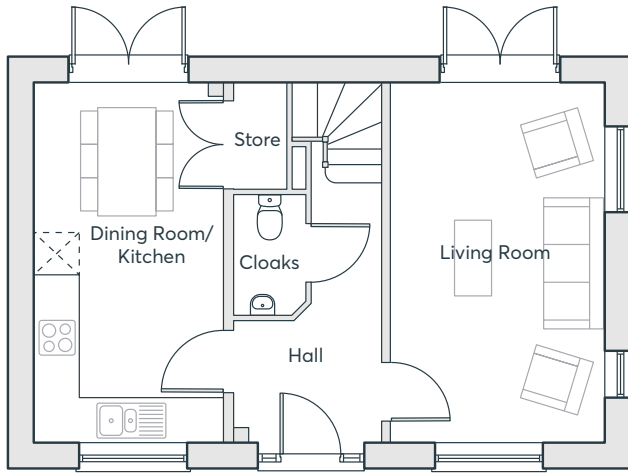
**THREE  
BEDROOM  
HOME**

**GLAN LLYN**

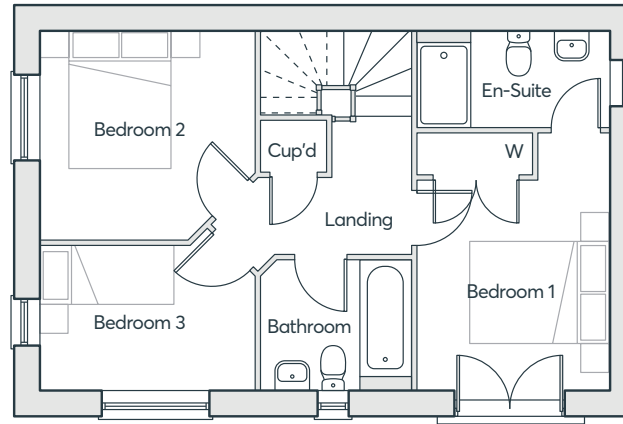
GLAN LLYN, NEWPORT

 **ST. MODWEN  
HOMES**

# THE KEA V1



GROUND FLOOR



FIRST FLOOR

Living Room	3.12m x 5.25m	10'3" x 17'3"
Kitchen/Dining	2.82m x 5.25m	9'3" x 17'3"
Cloakroom	1.04m x 1.75m	3'5" x 5'9"
Bedroom 1	2.79m x 3.75m	9'2" x 12'3"
En-suite	2.79m x 1.42m	9'2" x 4'8"
Bedroom 2	3.12m x 3.06m	10'3" x 10'0"
Bedroom 3	3.12m x 2.11m	10'3" x 6'11"
Bathroom	2.18m x 1.90m	7'2" x 6'3"

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SMP 60906 NOVEMBER 2021

**THREE  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**

# THE KEA v2

- Open plan dining/kitchen with integrated appliances 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, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

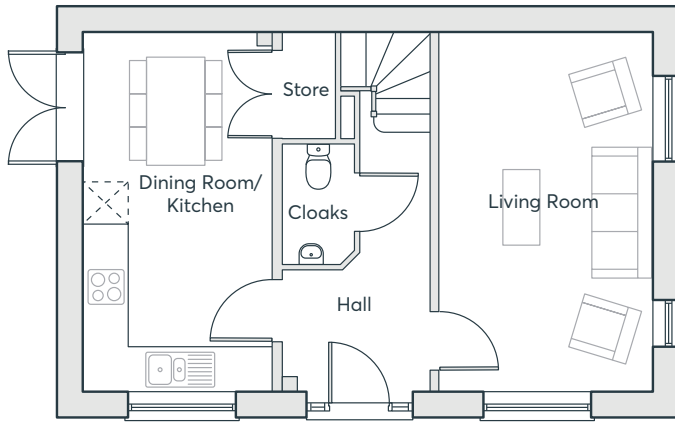
**THREE  
BEDROOM  
HOME**

**GLAN LLYN**

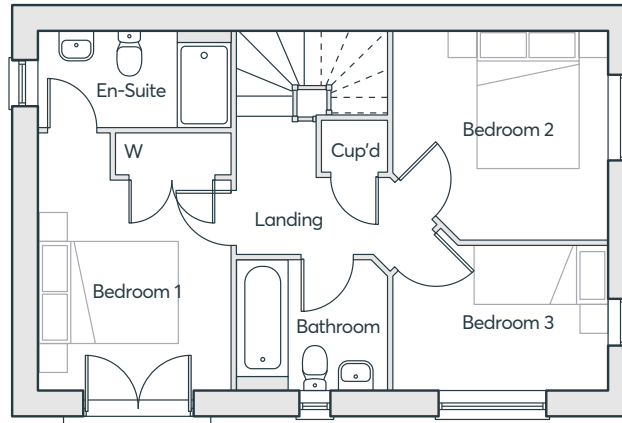
GLAN LLYN, NEWPORT

 **ST. MODWEN  
HOMES**

# THE KEA v2



GROUND FLOOR



FIRST FLOOR

Living Room	3.12m x 5.25m	10'3" x 17'3"
Kitchen/Dining	2.82m x 5.25m	9'3" x 17'3"
Cloakroom	1.04m x 1.75m	3'5" x 5'9"
Bedroom 1	2.79m x 3.75m	9'2" x 12'3"
En-suite	2.79m x 1.42m	9'2" x 4'8"
Bedroom 2	3.12m x 3.06m	10'3" x 10'0"
Bedroom 3	3.12m x 2.11m	10'3" x 6'11"
Bathroom	2.18m x 1.90m	7'2" x 6'3"

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SMP 60906 NOVEMBER 2021

THREE  
BEDROOM  
HOME

 **ST. MODWEN  
HOMES**

# THE WEBSTER

- 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, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

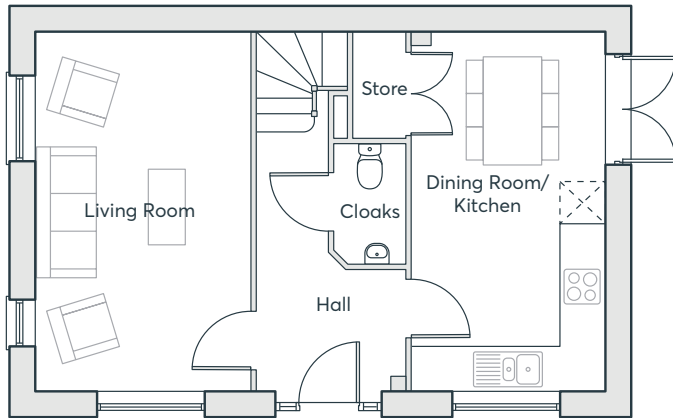
**THREE  
BEDROOM  
HOME**

**GLAN LLYN**

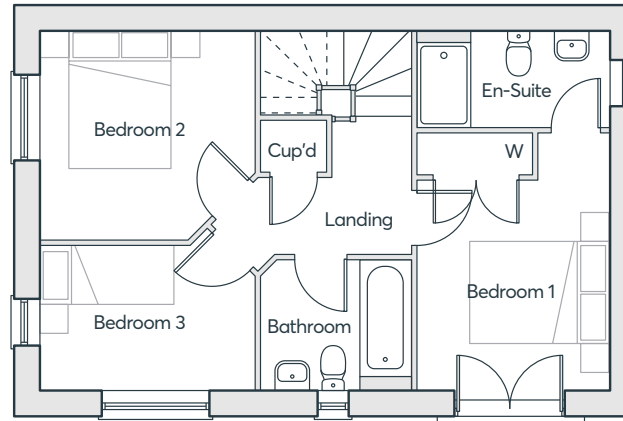
GLAN LLYN, NEWPORT

 **ST. MODWEN  
HOMES**

# THE WEBSTER



GROUND FLOOR



FIRST FLOOR

Living Room	3.12m x 5.25m	10'3" x 17'3"
Kitchen/Dining	2.82m x 5.25m	9'3" x 17'3"
Cloakroom	1.04m x 1.75m	3'5" x 5'9"
Bedroom 1	2.79m x 3.75m	9'2" x 12'3"
En-suite	2.79m x 1.42m	9'2" x 4'8"
Bedroom 2	3.12m x 3.06m	10'3" x 10'0"
Bedroom 3	3.12m x 2.11m	10'3" x 6'11"
Bathroom	2.18m x 1.90m	7'2" x 6'3"

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SMP 60906 NOVEMBER 2021

**THREE  
BEDROOM  
HOME**





# THE HOUGHTON

- Front facing living room opening to dining area
- 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 and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

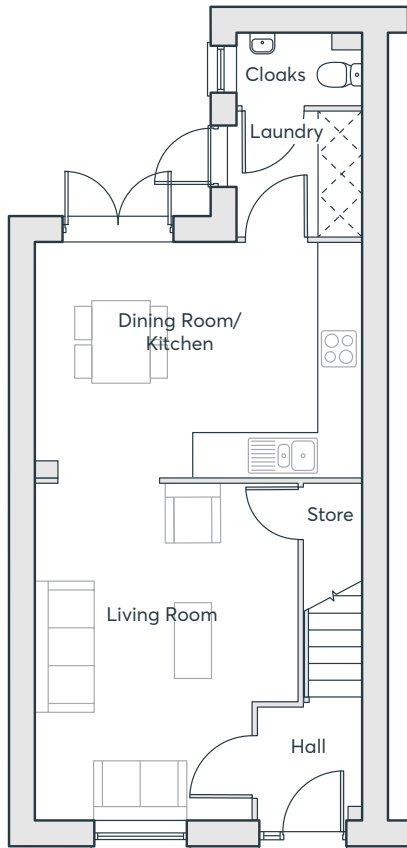
**THREE  
BEDROOM  
HOME**

**GLAN LLYN**

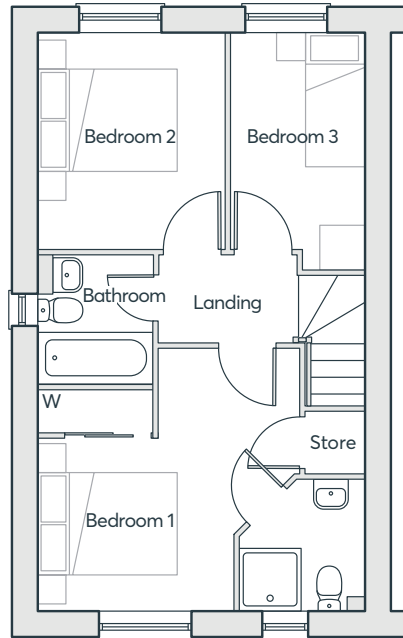
GLAN LLYN, NEWPORT

 **ST. MODWEN  
HOMES**

# THE HOUGHTON



**GROUND FLOOR**



**FIRST FLOOR**

Living Room	4.87m × 3.82m	16'0" × 12'6"
Kitchen	4.76m × 3.44m	15'7" × 11'3"
Utility	1.83m × 1.81m	6'0" × 5'11"
W/C	1.83m × 1.05m	6'0" × 3'5"
Bedroom 1	3.82m × 3.80m	12'6" × 12'6"
En-suite	1.92m × 1.81m	6'4" × 5'11"
Bedroom 2	3.13m × 2.74m	10'3" × 9'0"
Bedroom 3	3.44m × 1.93m	11'3" × 6'4"
Bathroom	1.87m × 1.70m	6'2" × 5'7"

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SMP 60906 NOVEMBER 2021

**THREE  
BEDROOM  
HOME**

 **ST. MODWEN  
HOMES**

# THE MIRIN

- Open plan living/dining room and kitchen with
- French doors to the garden
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

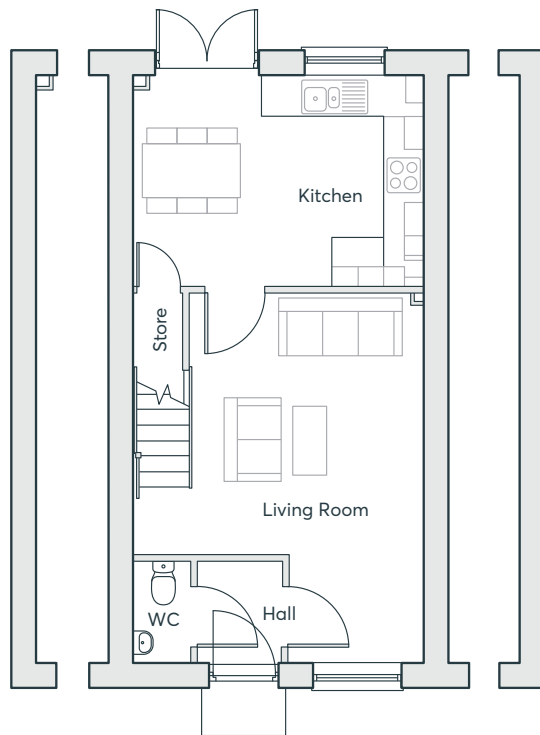
**THREE  
BEDROOM  
HOME**

**GLAN LLYN**

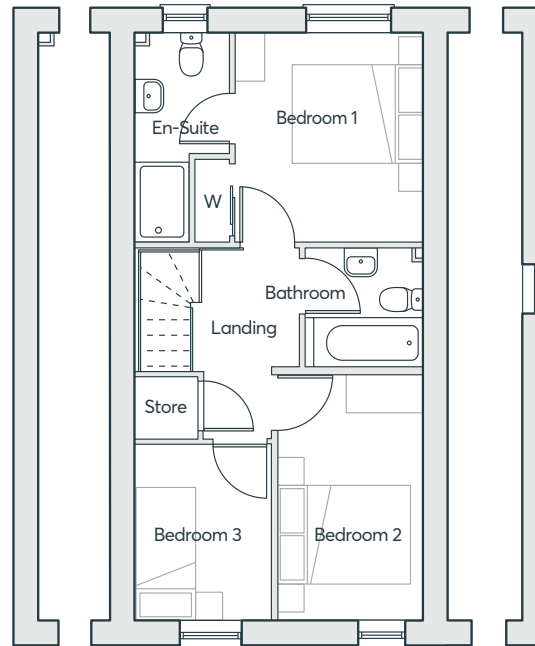
GLAN LLYN, NEWPORT

 **ST. MODWEN  
HOMES**

# THE MIRIN



**GROUND FLOOR**



**FIRST FLOOR**

<b>Kitchen</b>	<b>3.16m × 2.48m</b>	<b>10'5" × 8'1"</b>
<b>Dining</b>	<b>3.16m × 1.92m</b>	<b>10'5" × 6'4"</b>
<b>Living room</b>	<b>5.41m × 4.40m</b>	<b>17'9" × 14'5"</b>
<b>Cloakroom</b>	<b>1.56m × 0.86m</b>	<b>5'2" × 2'10"</b>
<b>Bedroom 1</b>	<b>3.15m × 2.89m</b>	<b>10'4" × 9'6"</b>
<b>Bedroom 2</b>	<b>3.73m × 2.25m</b>	<b>12'3" × 7'4"</b>
<b>Bedroom 3</b>	<b>2.65m × 2.06m</b>	<b>8'8" × 6'9"</b>
<b>Bathroom</b>	<b>1.82m × 1.80m</b>	<b>6'0" × 5'11"</b>
<b>En-suite</b>	<b>3.15m × 1.42m</b>	<b>10'4" × 4'8"</b>

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**THREE  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**

# THE KEMBLE V1

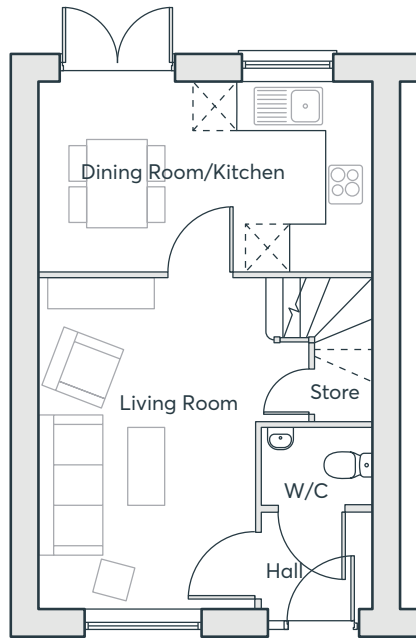
- Open plan kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Fully fitted family bathroom
- Master bedroom with built-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**TWO  
BEDROOM  
HOME**

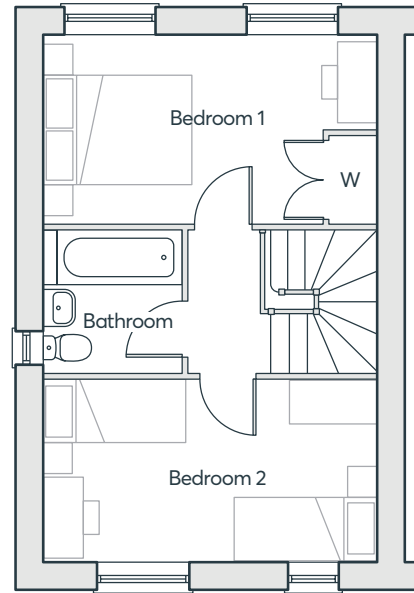
**GLAN LLYN**  
GLAN LLYN, NEWPORT

 **ST. MODWEN  
HOMES**

# THE KEMBLE V1



GROUND FLOOR



FIRST FLOOR

Living Room	2.96m × 4.49m	9'9" × 14'9"
Kitchen/Dining	4.57m × 2.58m	15'0" × 8'5"
Cloakroom	1.51m × 1.05m	5'0" × 3'5"
Bedroom 1	4.57m × 2.58m	15'0" × 8'5"
Bedroom 2	4.57m × 2.47m	15'0" × 8'1"
Bathroom	1.93m × 2.94m	6'4" × 6'10"

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**TWO  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**

# THE KEMBLE V2

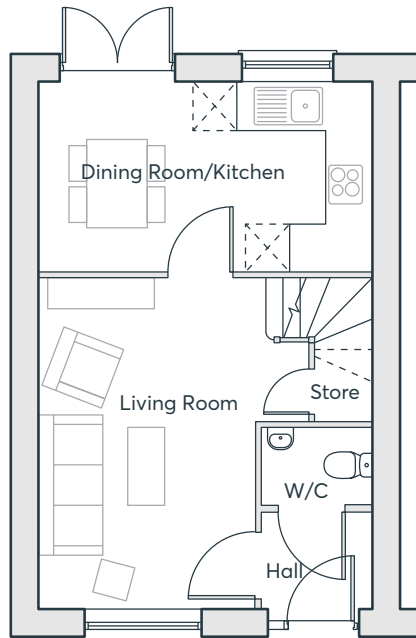
- Open plan kitchen/dining room with French doors to the garden
- Downstairs cloakroom
- Fully fitted family bathroom
- Master bedroom with built-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**TWO  
BEDROOM  
HOME**

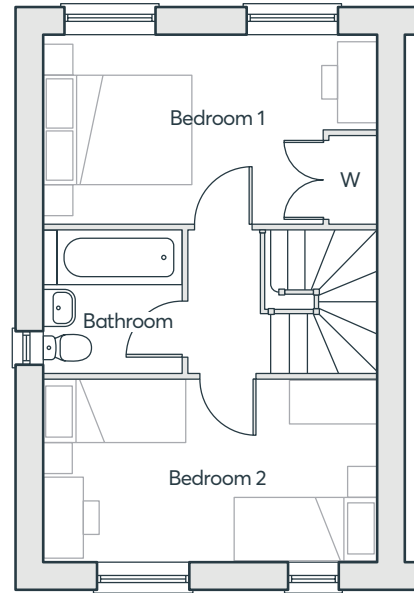
**GLAN LLYN**  
GLAN LLYN, NEWPORT

 **ST. MODWEN  
HOMES**

# THE KEMBLE V2



GROUND FLOOR



FIRST FLOOR

Living Room	2.96m × 4.49m	9'9" × 14'9"
Kitchen/Dining	4.57m × 2.58m	15'0" × 8'5"
Cloakroom	1.51m × 1.05m	5'0" × 3'5"
Bedroom 1	4.57m × 2.58m	15'0" × 8'5"
Bedroom 2	4.57m × 2.47m	15'0" × 8'1"
Bathroom	1.93m × 2.94m	6'4" × 6'10"

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SMP 60906 NOVEMBER 2021

**TWO  
BEDROOM  
HOME**

 **ST.MODWEN  
HOMES**



# YOUR COMMUNITY



**St. Modwen Homes is the housebuilding division of St. Modwen, expert developer and regeneration specialist.**

Our core business purpose is: Changing places. Creating better futures. With over 30 years' experience, we know all about transforming the landscape and creating new communities.

We lead the way in delivering quality places to live and work that enhance spaces and create opportunities for growth and shared returns. Working together with our partners, our aim is to deliver a lasting legacy and contribute to better futures for all.

St. Modwen doesn't just build homes, business parks and warehouses, we build schools, universities, retail and leisure facilities. We turn spaces into places that allow generations of people, communities and businesses to thrive.

Being able to draw on the Group's extensive knowledge and expertise in such a wide range of areas means that St. Modwen Homes can build not just superb new homes but create great and lasting new communities too.





# YOUR FUTURE

Whether you are looking for your first home or are moving up the property ladder, St. Modwen Homes build an exciting range of properties in a wide range of locations throughout the country.

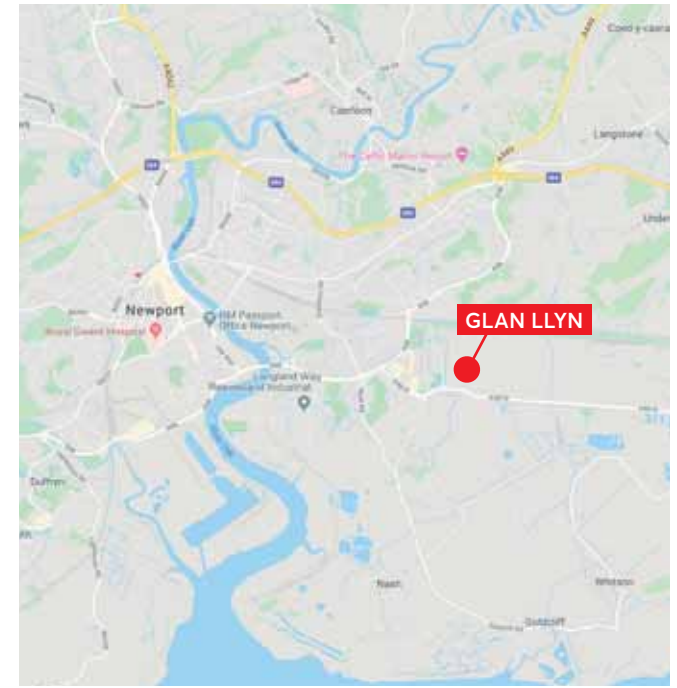
We offer an extensive selection of house buying initiatives and incentives to help you buy your dream home and our dedicated sales team are here to help you at every step along the way.

St. Modwen Homes are committed to providing a first class service and our sales consultants are always on hand to answer your questions, whether that's regarding details about your chosen home, obtaining a mortgage or arranging a completion date. Our customer service continues once you've moved into your new home too.

We take our environmental responsibility very seriously and employ environmentally friendly building techniques and sustainable materials wherever we can. Our sites are developed with respect and care for the local community, for our workers and for the existing landscape.

St. Modwen Homes have won many awards, both from the industry and from our customers. These awards mean a lot to us, but building homes people love and being a good neighbour mean even more.





**Glan Llyn, Baldwin Drive, NP19 4EA**  
**Telephone: 0330 058 6211**  
**[www.stmodwenhomes.co.uk](http://www.stmodwenhomes.co.uk)**



St. Modwen Homes, Two Devon Way, Longbridge, Birmingham, B31 2TS  
T: 0121 647 1000 E: [sales@stmodwenhomes.co.uk](mailto:sales@stmodwenhomes.co.uk)

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