

Discover the  
difference



# STILLWATER AT GLAN LLYN



**ST.MODWEN  
HOMES**

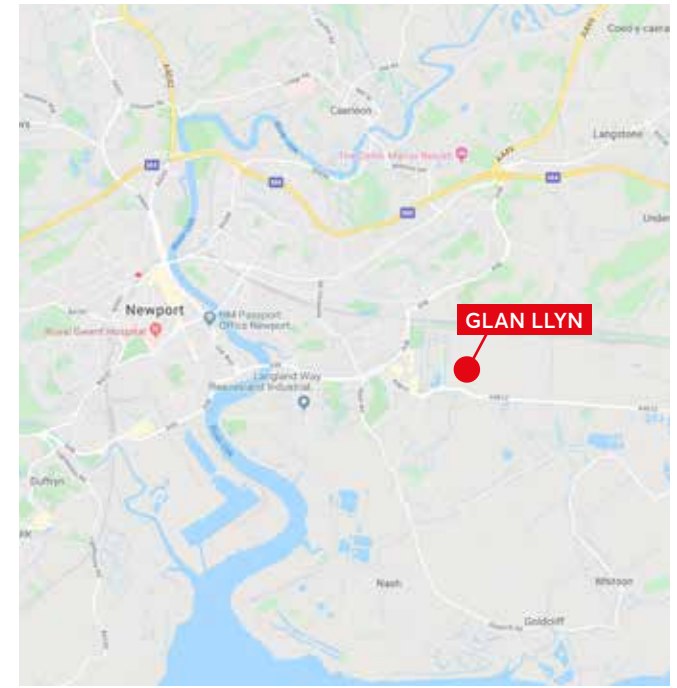
Stillwater at Glan Llyn, Off Queens Way, Newport, NP19 4TZ  
Telephone: 0330 058 6890  
[www.stmodwenhomes.co.uk](http://www.stmodwenhomes.co.uk)

# DEVELOPMENT LAYOUT

- The Garnet  
4 bedroom home
  - The Barlow  
4 bedroom home
  - The Hexham  
4 bedroom home
  - The Paris  
4 bedroom home
  - The Clermont  
4 bedroom home
  - The Hiero  
4 bedroom home
  - The Becket  
4 bedroom home
  - The Hannington  
4 bedroom home
  - The Chichester  
4 bedroom home
  - The Edwena  
3 bedroom home
  - The Kea  
3 bedroom home
  - The Webster  
3 bedroom home
  - The Houghton  
3 bedroom home
  - The Mirin  
3 bedroom home
  - The Lawrence  
3 bedroom home
  - Affordable Housing
- BCP = Bin collection Point  
V = Visitor parking  
▶ = Integral garage  
▷ = Drive through



**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 57890/August 2021



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# YOUR COMMUNITY



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**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

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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.







# THE LAWRENCE V1

- 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
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Double glazing and high-performance insulation throughout
- Full gas fired central heating
- 10 year New Home warranty

**THREE  
BEDROOM  
HOME**

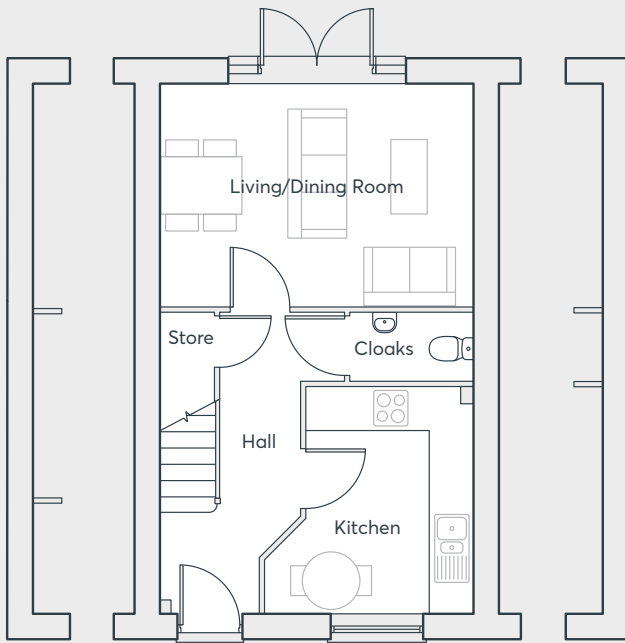
790 sq. ft.

STILLWATER AT GLAN LLYN  
NEWPORT

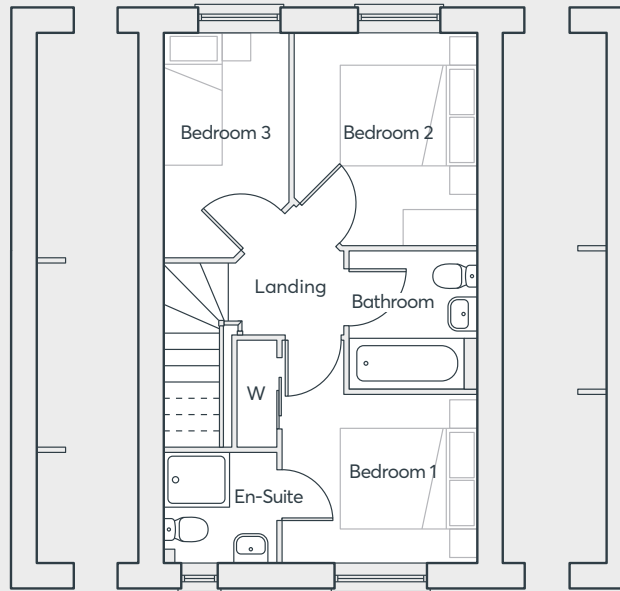
 **ST.MODWEN  
HOMES**



# THE LAWRENCE V1



GROUND FLOOR



FIRST FLOOR

<b>Living Room</b>	3.31m × 2.27m	10'10" × 7'5"
<b>Dining Area</b>	3.31m × 2.42m	10'10" × 7'11"
<b>Kitchen</b>	3.35m × 3.09m	11'0" × 10'2"
<b>Cloakroom</b>	1.84m × 1.00m	6'0" × 3'3"
<b>Bedroom 1</b>	3.30m × 2.90m	10'10" × 9'6"
<b>En-Suite</b>	1.70m × 1.64m	5'7" × 5'5"
<b>Bedroom 2</b>	3.13m × 2.72m	10'3" × 8'11"
<b>Bedroom 3</b>	3.31m × 1.88m	10'10" × 6'2"
<b>Bathroom</b>	2.03m × 1.90m	6'8" × 6'3"

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**THREE  
BEDROOM  
HOME**

790 sq. ft.

 **ST.MODWEN  
HOMES**



# THE HOUGHTON

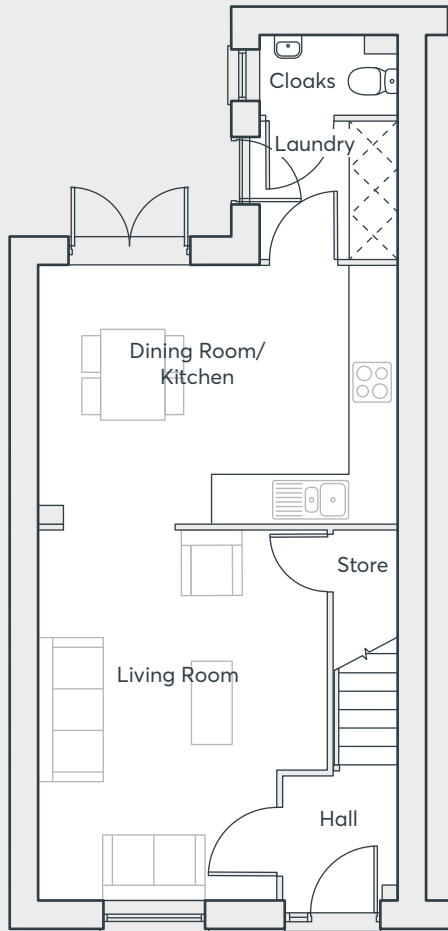
- Spacious living room
- Open plan dining/kitchen with French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs store
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance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

## THREE BEDROOM HOME

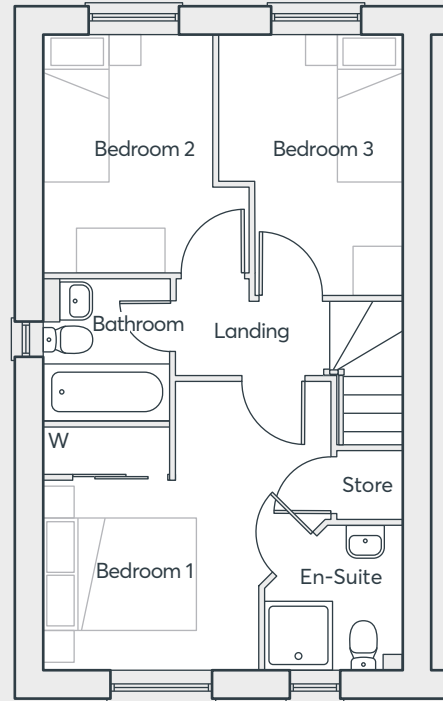
920 sq. ft.

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**GROUND FLOOR**



**FIRST FLOOR**

# THE HOUGHTON

<b>Living Room</b>	4.87m × 3.81m	16'0" × 12'6"
<b>Kitchen</b>	2.45m × 3.44m	8'0" × 11'3"
<b>Dining Area</b>	2.30m × 3.44m	7'7" × 11'3"
<b>Laundry</b>	1.83m × 1.81m	6'0" × 5'11"
<b>Cloakroom</b>	1.83m × 1.05m	6'0" × 3'5"
<b>Bedroom 1</b>	3.82m × 3.80m	12'6" × 12'6"
<b>En-suite</b>	1.80m × 1.92m	5'11" × 6'4"
<b>Bedroom 2</b>	3.13m × 2.74m	10'3" × 9'0"
<b>Bedroom 3</b>	3.44m × 2.38m	11'3" × 7'10"
<b>Bathroom</b>	1.88m × 1.70m	6'2" × 5'7"

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**THREE  
BEDROOM  
HOME**  
920 sq. ft.





# THE KEA

- Kitchen/dining room with French doors to the garden
- Integrated fridge/freezer and dishwasher included
- Dual aspect lounge
- Separate laundry off the kitchen
- Downstairs cloakroom
- Main bedroom with built-in wardrobe, en-suite and French doors
- Family bathroom with bath
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

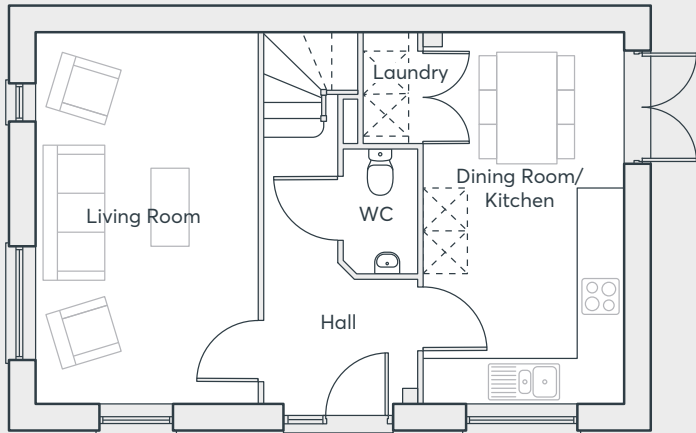
## THREE BEDROOM HOME

936 sq. ft.

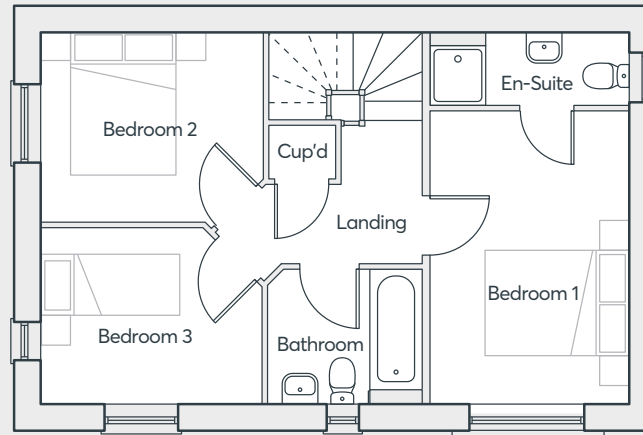
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NEWPORT



# THE KEA



GROUND FLOOR



FIRST FLOOR

<b>Living Room</b>	5.25m × 3.12m	17'3" × 10'3"
<b>Kitchen/Dining</b>	5.25m × 2.82m	17'3" × 9'3"
<b>Laundry</b>	1.56m × 0.78m	5'2" × 2'6"
<b>Cloakroom</b>	1.75m × 1.04m	5'9" × 3'5"
<b>Bedroom 1</b>	4.11m × 2.79m	13'6" × 9'2"
<b>En-Suite</b>	2.79m × 1.05m	9'2" × 3'5"
<b>Bedroom 2</b>	3.12m × 2.67m	10'3" × 8'9"
<b>Bedroom 3</b>	3.19m × 2.49m	10'6" × 8'8"
<b>Bathroom</b>	2.11m × 1.66m	6'11" × 5'5"

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**THREE  
BEDROOM  
HOME**

936 sq. ft.

 **ST.MODWEN  
HOMES**

# THE WEBSTER

- Kitchen/dining room with French doors to the garden
- Dual aspect lounge
- Separate laundry off the kitchen
- Downstairs cloakroom
- Main bedroom with built-in wardrobe, en-suite and French doors
- Family bathroom with bath
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

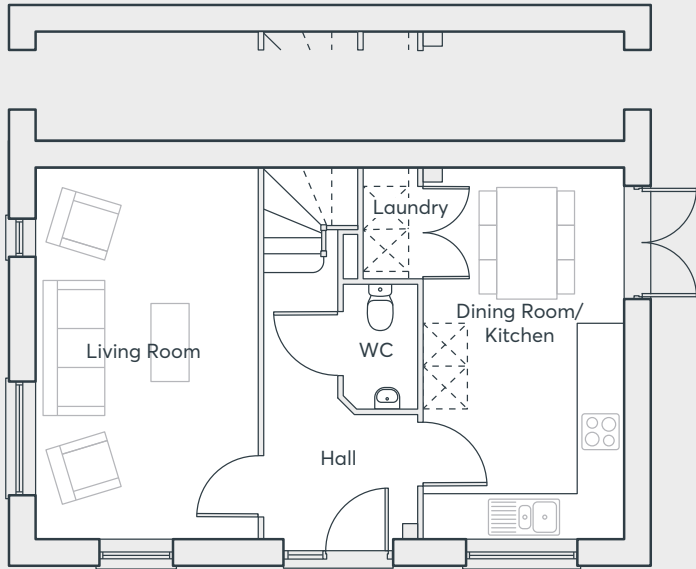
## THREE BEDROOM HOME

936 sq. ft.

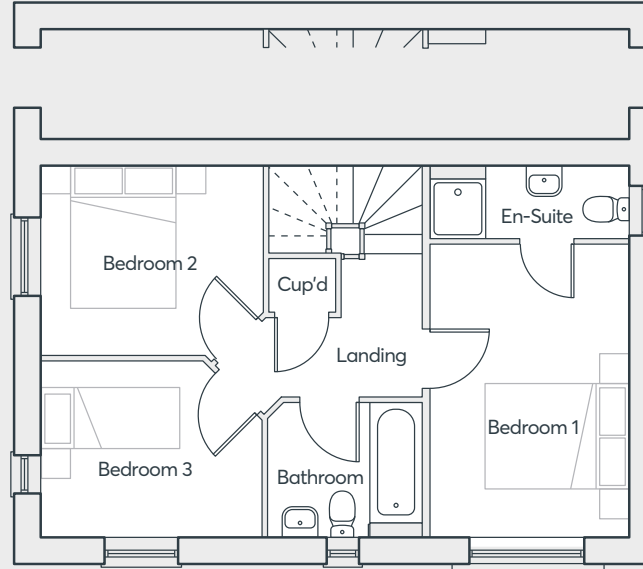
STILLWATER AT GLAN LLYN  
NEWPORT



# THE WEBSTER



GROUND FLOOR



FIRST FLOOR

Living Room	5.25m × 3.12m	17'3" × 10'3"
Kitchen/Dining	5.25m × 2.82m	17'3" × 9'3"
Laundry	1.56m × 0.78m	5'2" × 2'6"
Cloakroom	1.75m × 1.04m	5'9" × 3'5"
Bedroom 1	4.11m × 2.79m	13'6" × 9'2"
En-Suite	2.79m × 1.05m	9'2" × 3'5"
Bedroom 2	3.12m × 2.67m	10'3" × 8'9"
Bedroom 3	3.19m × 2.49m	10'6" × 8'8"
Bathroom	2.11m × 1.66m	6'11" × 5'5"

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**THREE  
BEDROOM  
HOME**

936 sq. ft.

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HOMES**



# THE HIERO

- 3 storey home
- Spacious living room with under stairs storage
- Kitchen/dining room with French doors leading to the garden
- Separate laundry room and cloakroom off the kitchen
- Three bedrooms and a family bathroom on the first floor
- Second floor dedicated to the main 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

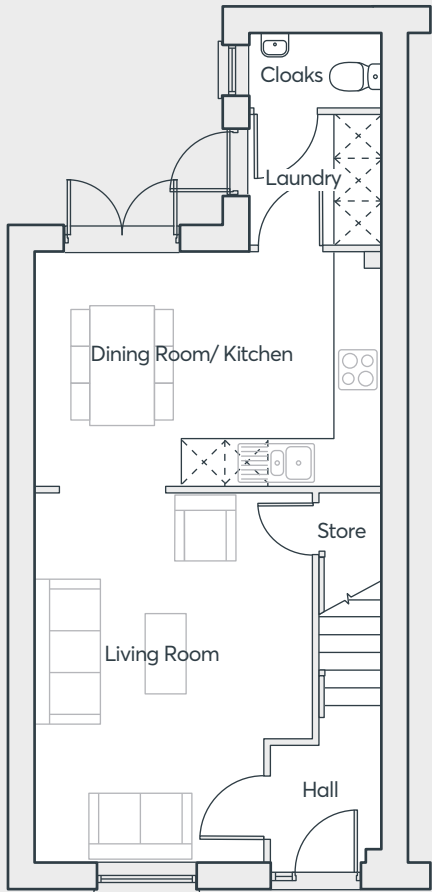
1,272 sq. ft.

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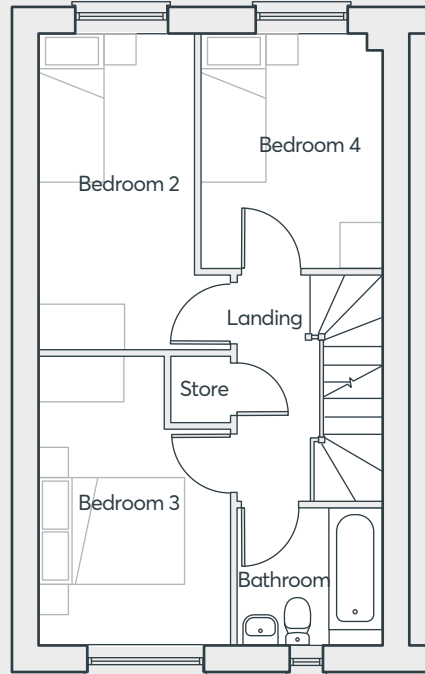




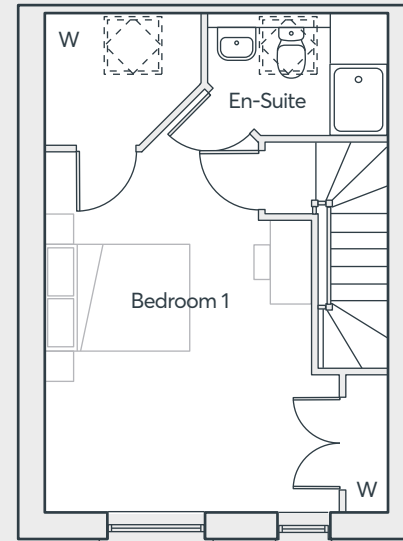
# THE HIERO



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

<b>Living Room</b>	5.13m × 3.95m	16'10" × 13'0"
<b>Kitchen/Dining</b>	3.26m × 4.81m	10'8" × 15'9"
<b>Laundry</b>	1.56m × 1.88m	5'1" × 6'2"
<b>Cloakroom</b>	1.19m × 1.88m	3'6" × 6'2"
<b>Bedroom 1</b>	5.01m × 4.11m	16'5" × 13'6"
<b>En-Suite</b>	1.84m × 2.54m	6'0" × 8'4"
<b>Bedroom 2</b>	4.37m × 2.69m	14'4" × 8'10"
<b>Bedroom 3</b>	4.02m × 2.69m	13'2" × 8'10"
<b>Bedroom 4</b>	3.26m × 2.56m	12'0" × 8'5"
<b>Bathroom</b>	1.95m × 2.06m	6'5" × 6'9"

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**FOUR  
BEDROOM  
HOME**

1,272 sq. ft.

 **ST.MODWEN  
HOMES**

# THE PARIS v2

- Three storey home
- Kitchen/dining room with French doors to the garden
- Integrated fridge/freezer and dishwasher included
- Spacious living room with garden access
- Main bedroom with en-suite and fitted wardrobes
- Two bedrooms, a study and a family bathroom on the first floor
- Two further impressive double 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

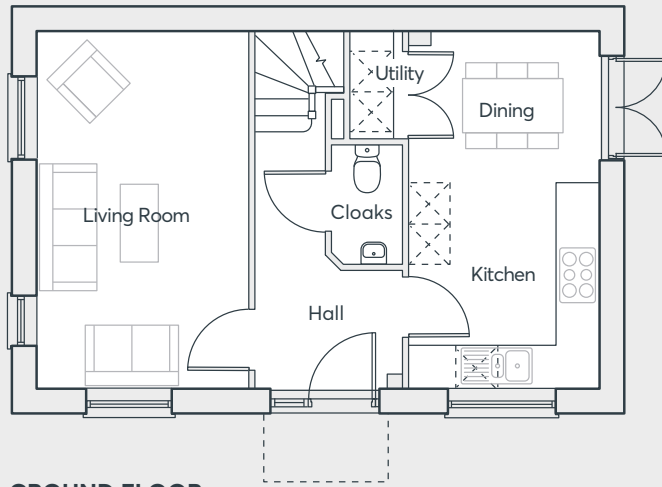
## FOUR BEDROOM HOME

1,318 sq. ft.

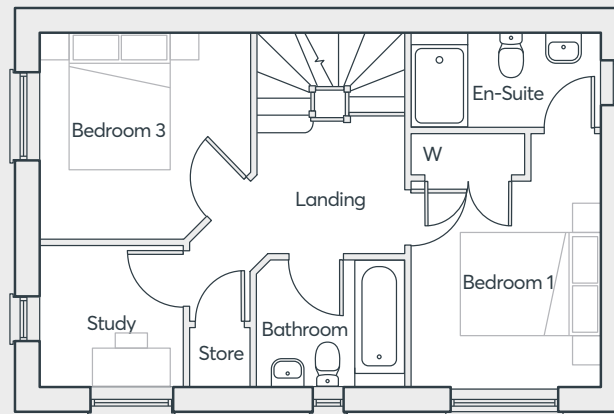
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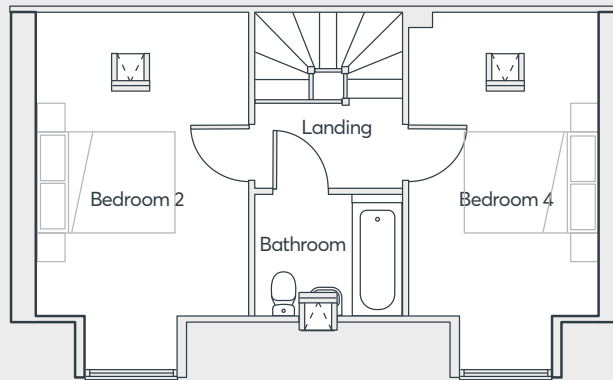
# THE PARIS V2



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

<b>Living Room</b>	3.12m x 5.25m	10'3" x 17'3"
<b>Kitchen/Dining</b>	2.81m x 5.25m	9'3" x 17'3"
<b>Utility</b>	1.53m x 0.74m	5'0" x 2'5"
<b>Cloakroom</b>	1.75m x 1.04m	5'9" x 3'5"
<b>Bedroom 1</b>	3.75m x 2.79m	12'3" x 9'2"
<b>En-Suite</b>	2.79m x 1.41m	9'2" x 4'7"
<b>Study</b>	2.14m x 2.11m	7'0" x 6'11"
<b>Bathroom</b>	2.17m x 1.90m	7'1" x 6'3"
<b>Bedroom 2</b>	5.22m x 3.12m	17'2" x 10'3"
<b>Bedroom 3</b>	3.12m x 3.01m	10'3" x 10'0"
<b>Bedroom 4</b>	5.22m x 2.82m	17'2" x 9'3"
<b>Bathroom</b>	2.17m x 1.79m	7'1" x 5'10"

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## FOUR BEDROOM HOME

1,318 sq. ft.





# THE HEXHAM

- Three storey home with integral garage
- Utility room with a 2 burner hob and sink, and access to garden
- First floor living room with outdoor terrace
- Spacious kitchen/dining room with Juliet balcony
- Integrated fridge/freezer and dishwasher included
- Main bedroom with en suite shower room
- Two further good sized double bedrooms on second floor
- Bedroom four offers an excellent flexible space
- Separate shower room on ground floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

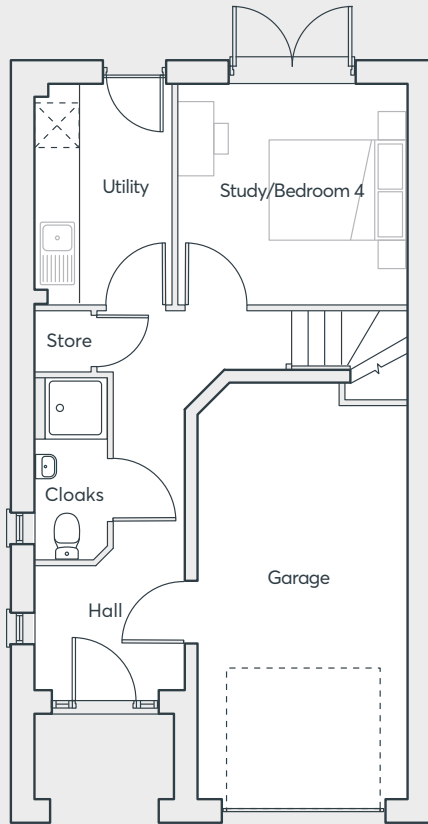
## FOUR BEDROOM HOME

1,355 sq. ft.

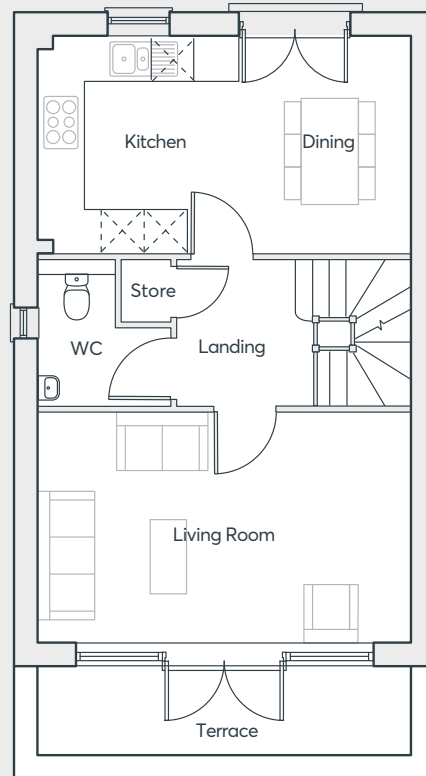
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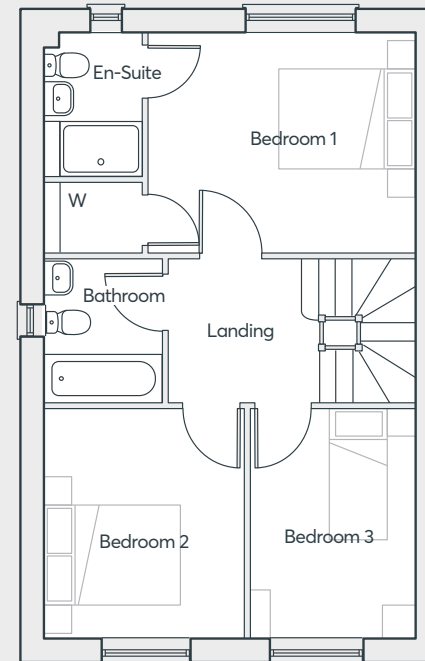
# THE HEXHAM



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

<b>Study/Bed 4</b>	3.30m x 3.16m	10'10" x 10'4"
<b>Garage</b>	6.04m x 3.05m	19'10" x 10'0"
<b>Utility</b>	3.16m x 1.97m	10'4" x 6'4"
<b>Living Room</b>	5.36m x 3.31m	17'7" x 10'10"
<b>Kitchen/Dining</b>	5.36m x 3.13m	17'7" x 10'3"
<b>WC</b>	1.89m x 1.89m	6'3" x 6'2"
<b>Bedroom 1</b>	3.13m x 3.87m	10'3" x 12'8"
<b>En-suite</b>	2.05m x 1.40m	6'9" x 4'7"
<b>Bedroom 2</b>	3.31m x 2.87m	10'10" x 9'5"
<b>Bedroom 3</b>	3.31m x 2.38m	10'10" x 7'10"
<b>Bathroom</b>	2.09m x 1.70m	6'10" x 5'7"

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**FOUR  
BEDROOM  
HOME**

1,355 sq. ft.

 **ST.MODWEN  
HOMES**



# 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
- Main bedroom with en-suite and walk-in wardrobe
- Family bathroom with bath and shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

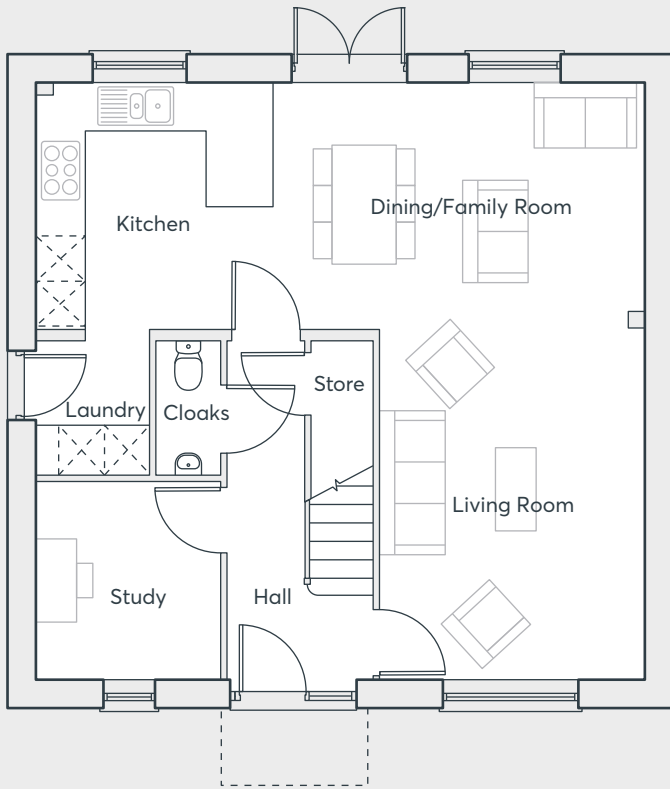
## FOUR BEDROOM HOME

1,379 sq. ft.

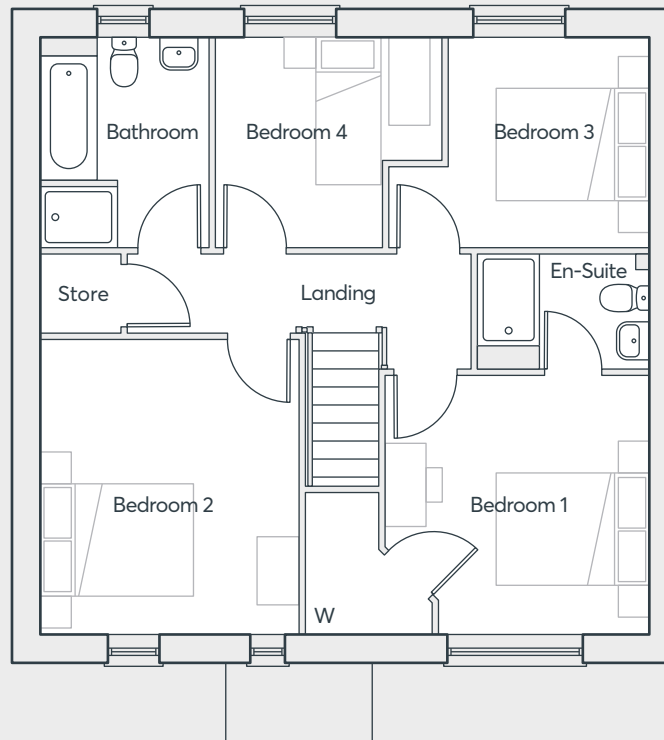
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NEWPORT

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HOMES**

# THE BARLOW



GROUND FLOOR



FIRST FLOOR

<b>Living Room</b>	3.50m × 4.65m	11'6" × 15'3"
<b>Kitchen/Dining</b>	8.05m × 3.29m	26'5" × 10'9"
<b>Study</b>	2.45m × 2.64m	8'0" × 8'8"
<b>Laundry Room</b>	1.50m × 1.77m	4'11" × 5'8"
<b>Cloakroom</b>	0.85m × 1.78m	2'9" × 5'10"
<b>Bedroom 1</b>	3.50m × 3.45m	11'6" × 11'4"
<b>En-suite</b>	2.29m × 1.51m	7'6" × 5'0"
<b>Bedroom 2</b>	3.42m × 3.91m	11'3" × 12'10"
<b>Bedroom 3</b>	3.45m × 2.76m	11'4" × 9'1"
<b>Bedroom 4</b>	2.99m × 2.80m	9'10" × 9'2"
<b>Bathroom</b>	2.24m × 2.79m	7'4" × 9'2"

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**FOUR  
BEDROOM  
HOME**

1,379 sq. ft.

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