

Discover the  
difference



# HENDREFOILAN PARK



Hendrefoilan Park, Hendrefoilan Drive, off Gower Road,  
Sketty, Swansea, SA2 7PG

# 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.





# DEVELOPMENT LAYOUT



- The Melrose (2111)  
5 bedroom home
- The Almond (1836)  
5 bedroom home
- The Keyne (1643)  
5 bedroom home
- The Gregory (1668)  
4 bedroom home
- The Frances (1595)  
4 bedroom home
- The Aidan (1577)  
4 bedroom home
- The Cuthbert (1494)  
4 bedroom home
- The Garnet (1454)  
4 bedroom home
- The Paris (1371)  
4 bedroom home
- The Barlow (1362)  
4 bedroom home
- The Hexham (1334)  
4 bedroom home
- The Clermont (1316)  
4 bedroom home
- The Oswald (1305)  
4 bedroom home
- The Jude (1244)  
4 bedroom home
- The Chichester (1192)  
4 bedroom home
- The Eustace (1271)  
3 bedroom home
- The Chad (979)  
3 bedroom home
- The Webster (922)  
3 bedroom home
- The Kea (922)  
3 bedroom home
- The Mirin (823)  
3 bedroom home
- Affordable  
2 and 3 bedroom homes

V = Visitor Parking  
SS = Sub Station

**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 66910/June 2024



# THE ALMOND

- Open plan kitchen/dining/family room with bi-fold doors to the garden
- Utility room off the kitchen
- Downstairs cloakroom
- Separate study that could also be used as a play room
- En-suite and walk-in wardrobe to bedroom 1
- Shared en-suite to bedrooms 2 and 3
- Fully fitted bathroom with bath and walk-in shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

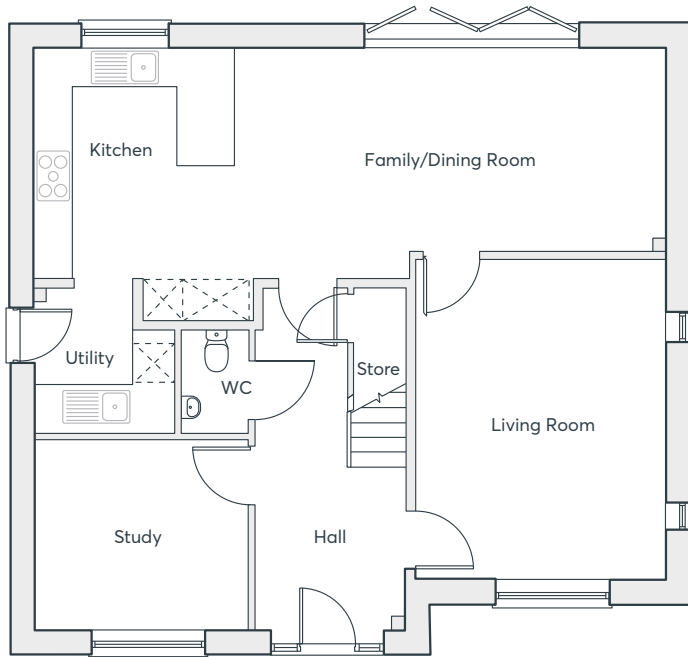
**FIVE  
BEDROOM  
HOME**

1,836 sq. ft.

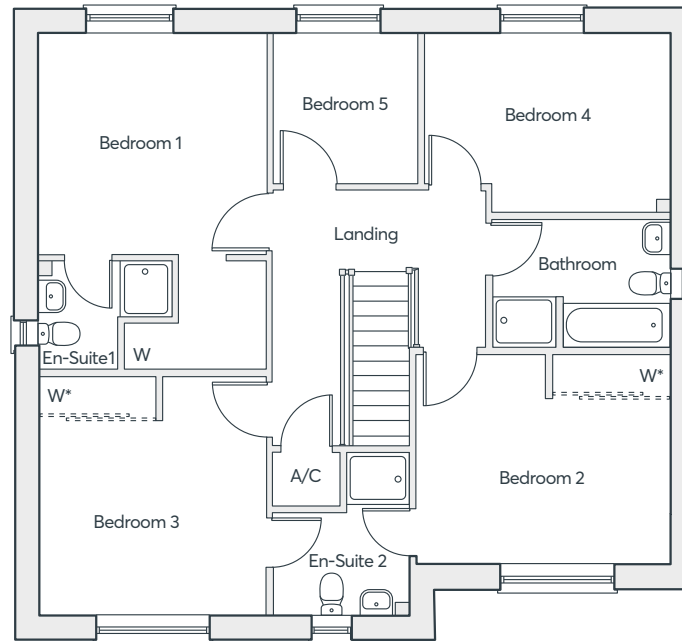
**HENDREFOILAN PARK  
SWANSEA**

 **ST. MODWEN  
HOMES**

# THE ALMOND



**GROUND FLOOR**



**FIRST FLOOR**

\*Optional wardrobes at an additional cost

**FIVE  
BEDROOM  
HOME**

1,836 sq. ft.

<b>Kitchen/Dining/Family Room</b>	3.58m x 9.81m	11'7" x 32'2"
<b>Living Room</b>	4.98m x 3.88m	16'3" x 12'7"
<b>Study</b>	2.94m x 3.35m	9'6" x 11'0"
<b>Utility</b>	2.27m x 2.20m	7'4" x 7'2"
<b>WC</b>	1.62m x 1.06m	5'3" x 3'5"
<b>Bedroom 1</b>	3.46m x 3.54m	11'4" x 11'6"
<b>En-suite 1</b>	1.69m x 2.07m	5'5" x 6'8"
<b>Bedroom 2</b>	3.25m x 3.96m	10'7" x 13'0"
<b>En-suite 2</b>	2.50m x 2.10m	8'2" x 6'11"
<b>Bedroom 3</b>	3.67m x 3.54m	12' x 11'6"
<b>Bedroom 4</b>	2.78m x 3.81m	9'1" x 12'5"
<b>Bedroom 5</b>	2.32m x 2.25m	7'6" x 7'4"
<b>Bathroom</b>	2.04m x 2.79m	6'7" x 9'2"

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 Sales Consultant or Selling Agent. SMP 80467/January 2024





# THE KEYNE

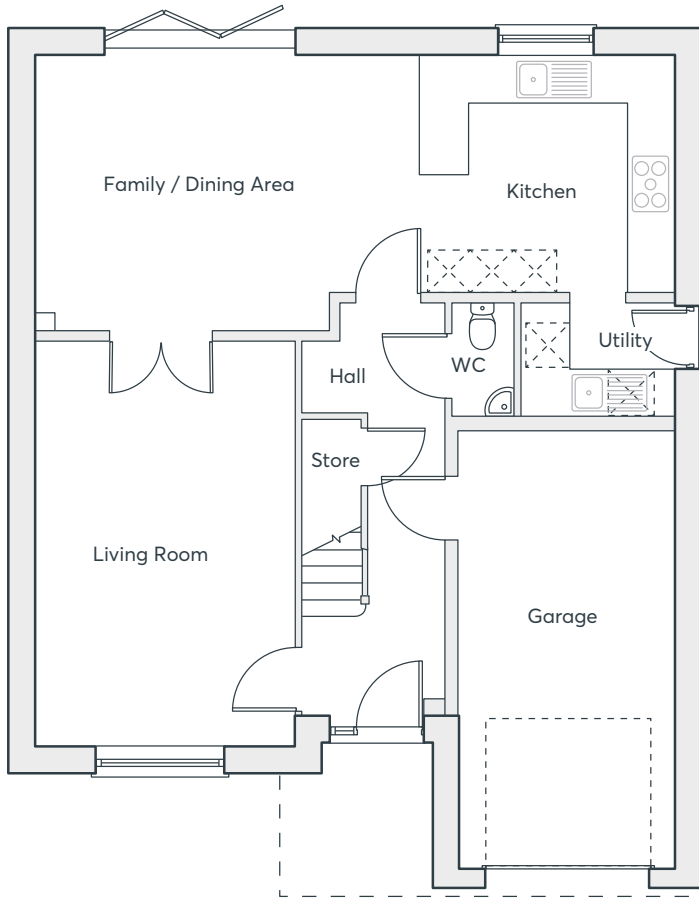
- Large open plan kitchen/dining/family room with Bi-fold doors to the garden
- Integral garage with internal access door
- Separate living room
- Utility room off the kitchen
- Downstairs cloakroom
- Primary bedroom with en-suite and built-in wardrobes
- Shared en-suite to bedrooms two and three
- Fully fitted bathroom with bath and walk-in shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**FIVE  
BEDROOM  
HOME**

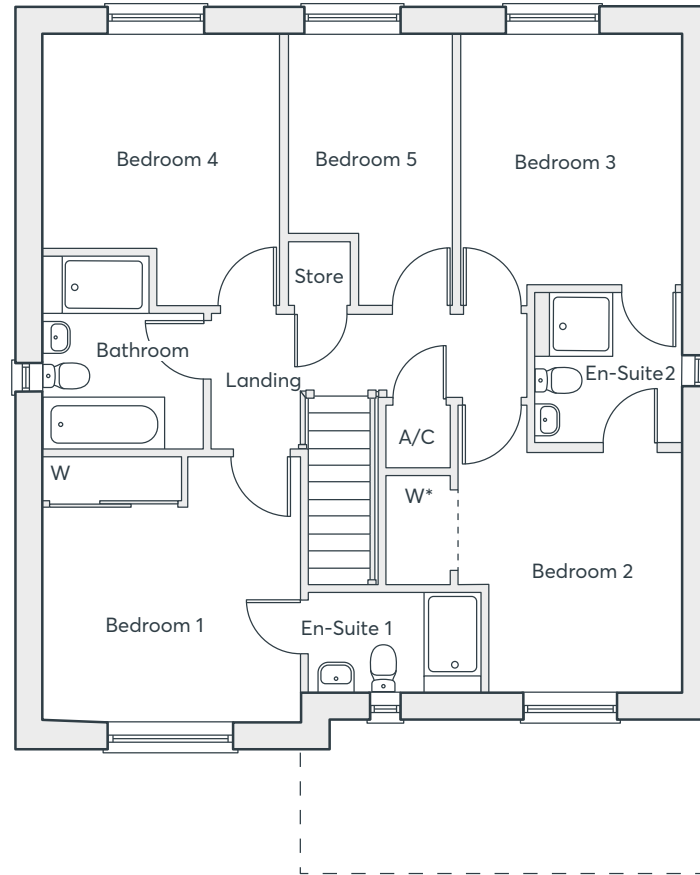
1,643 sq. ft.

**HENDREFOILAN PARK  
SWANSEA**

 **ST. MODWEN  
HOMES**



**GROUND FLOOR**



**FIRST FLOOR**

\*Optional wardrobes at an additional cost

## FIVE BEDROOM HOME

1,643 sq. ft.

# THE KEYNE

<b>Kitchen</b>	3.27m × 3.45m	10'7" × 11'3"
<b>Family/Dining</b>	3.80m × 5.46m	12'4" × 17'9"
<b>Living Room</b>	5.64m × 3.62m	18'5" × 11'9"
<b>Utility</b>	1.59m × 2.12m	5'2" × 6'9"
<b>WC</b>	1.59m × 0.85m	5'2" × 2'8"
<b>Bedroom 1</b>	3.70m × 3.60m	12'1" × 11'8"
<b>En-suite 1</b>	1.40m × 2.41m	4'6" × 7'9"
<b>Bedroom 2</b>	4.06m × 3.10m	13'4" × 10'2"
<b>En-suite 2</b>	2.12m × 2.03m	6'9" × 6'6"
<b>Bedroom 3</b>	3.79m × 3.07m	12'4" × 10'1"
<b>Bedroom 4</b>	3.79m × 3.34m	12'4" × 10'9"
<b>Bedroom 5</b>	3.79m × 2.30m	12'4" × 7'5"
<b>Bathroom</b>	2.70m × 2.24m	8'9" × 7'3"

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 Sales Consultant or Selling Agent. SMP 80467/January 2024

# THE GREGORY

- Downstairs cloakroom with shower
- Ground floor family room
- Utility room
- Separate study/bedroom four with fitted wardrobe and store cupboard
- Open plan kitchen/breakfast room with French doors to the terrace
- Living/dining room with French doors to the rear garden
- Primary bedroom with built-in wardrobe and en-suite
- Fully fitted bathroom with bath and walk-in shower
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

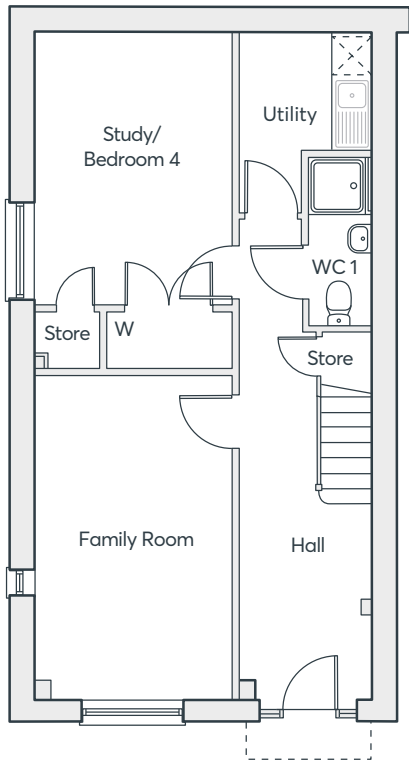
## FOUR BEDROOM HOME

1,668 sq. ft.

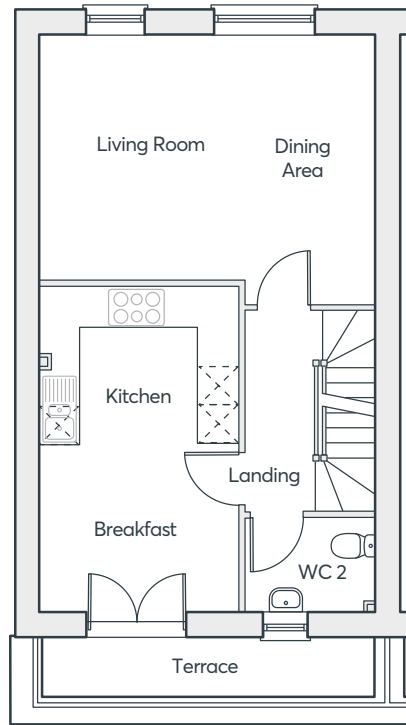
HENDREFOILAN PARK  
SWANSEA

 **ST. MODWEN  
HOMES**

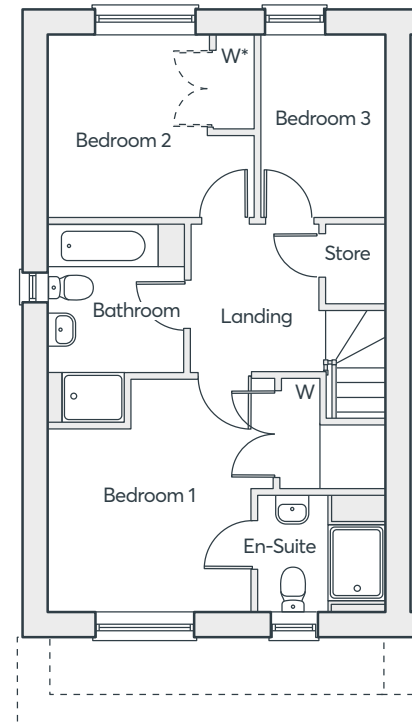
# THE GREGORY



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

\*Optional wardrobes at an additional cost

## FOUR BEDROOM HOME

1,668 sq. ft.

<b>Family Room</b>	5.07m × 3.12m	16'8" × 10'3"
<b>Study/Bed 4</b>	4.34m × 3.12m	14'3" × 10'3"
<b>Utility</b>	2.10m × 2.87m	6'10" × 9'4"
<b>WC 1</b>	2.66m × 1.02m	8'9" × 3'4"
<b>Living/Dining</b>	4.29m × 5.36m	14'1" × 17'7"
<b>Kitchen/Breakfast</b>	5.17m × 3.18m	17'0" × 10'5"
<b>WC 2</b>	1.51m × 2.09m	5'0" × 6'10"
<b>Bedroom 1</b>	3.20m × 2.92m	10'6" × 9'7"
<b>En-suite</b>	1.85m × 2.07m	6'1" × 6'10"
<b>Bedroom 2</b>	2.91m × 3.27m	9'7" × 10'9"
<b>Bedroom 3</b>	2.01m × 2.93m	6'7" × 9'7"
<b>Bathroom</b>	3.16m × 2.15m	10'5" × 7'1"

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 Sales Consultant or Selling Agent. SMP 80467/January 2024





# THE FRANCES

- Open plan kitchen/dining/family room with French doors to the rear garden
- Utility/storage room
- WC to lower ground and ground floors
- Primary bedroom with walk-in wardrobe and en-suite shower room
- Built-in wardrobes to bedroom two
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

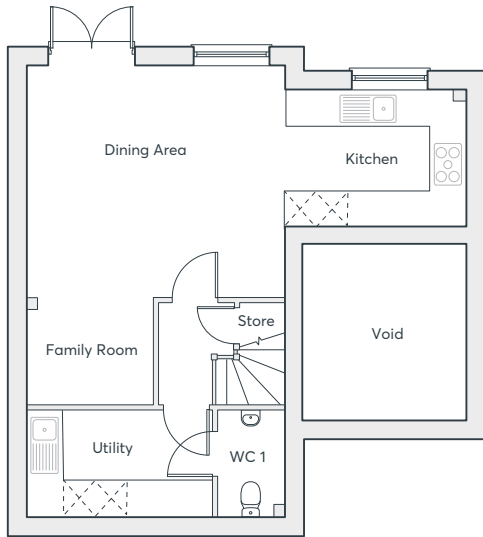
**FOUR  
BEDROOM  
HOME**

1,595 sq. ft.

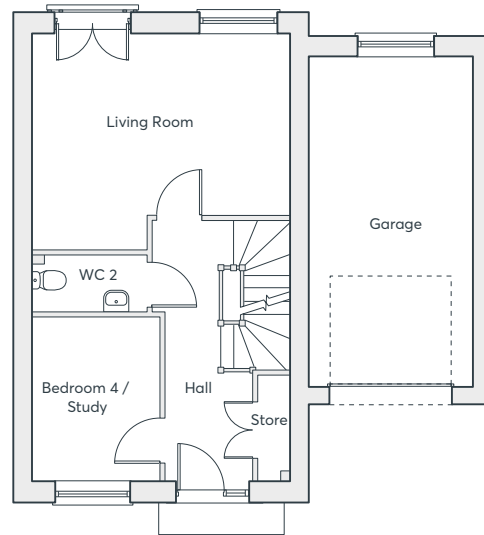
**HENDREFOILAN PARK  
SWANSEA**

 **ST.MODWEN  
HOMES**

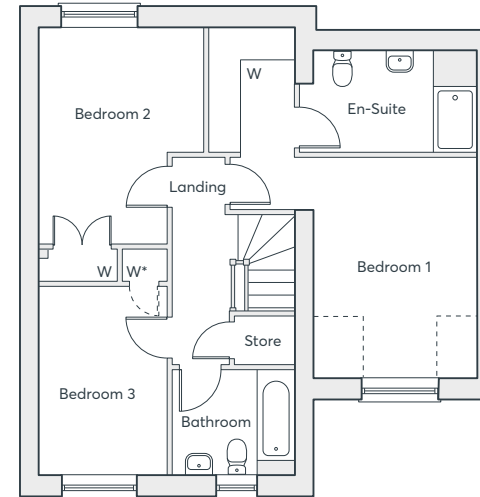
# THE FRANCES



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

\*Optional wardrobes at an additional cost

## FOUR BEDROOM HOME

1,595 sq. ft.

<b>Kitchen</b>	2.51m × 3.37m	8'2" × 11'0"
<b>Dining/Family</b>	4.75m × 6.29m	15'7" × 20'7"
<b>Utility</b>	3.43m × 1.97m	11'3" × 6'5"
<b>WC 1</b>	1.22m × 1.97m	4'0" × 6'5"
<b>Living Room</b>	4.80m × 4.00m	16'0" × 13'1"
<b>Bed 4/Study</b>	2.33m × 3.10m	7'8" × 10'2"
<b>WC 2</b>	1.06m × 2.09m	3'5" × 6'10"
<b>Bedroom 1</b>	3.02m × 4.13m	9'10" × 13'6"
<b>En-Suite</b>	3.29m × 1.90m	11'0" × 6'2"
<b>Bedroom 2</b>	3.06m × 4.05m	10'0" × 13'3"
<b>Bedroom 3</b>	3.52m × 2.38m	11'6" × 7'9"
<b>Bathroom</b>	2.27m × 1.97m	7'5" × 6'5"

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 Sales Consultant or Selling Agent. SMP 80467/January 2024

# THE AIDAN

- Living space spread across three floors
- Living and family room to lower ground floor with French doors opening onto the rear garden
- Utility room to lower ground floor
- Open plan kitchen/dining room with Juliet balcony to the ground floor
- Bedroom/study to the ground floor
- Primary bedroom with en-suite and walk-in wardrobe to the first floor
- Additional two bedrooms to the first floor
- Full gas fired central heating
- Double glazed and high-performance insulation throughout
- 10 year New Home warranty

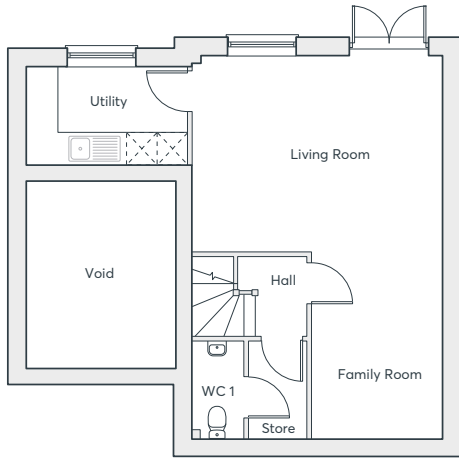
## FOUR BEDROOM HOME

1,577 sq. ft.

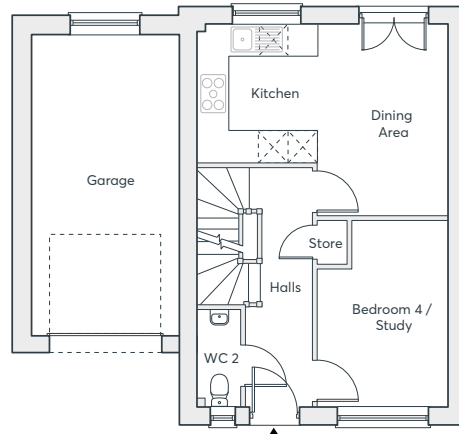
HENDREFOILAN PARK  
SWANSEA

 **ST. MODWEN  
HOMES**

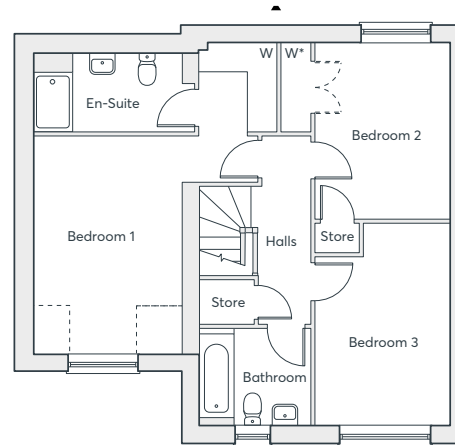
# THE AIDAN



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

\*Optional wardrobes at an additional cost  
▲ Front door

## FOUR BEDROOM HOME

1,577 sq. ft.

Living Room	5.09m × 4.00m	16' 7" × 13' 1"
Family Room	2.67m × 3.79m	8' 7" × 12' 4"
Utility	3.29m × 2.00m	10' 8" × 6' 5"
WC 1	1.05m × 1.99m	3' 4" × 6' 5"
Kitchen/Diner	5.09m × 3.90m	16' 7" × 12' 8"
Study/Bed 4	2.64m × 3.80m	8' 6" × 12' 4"
WC 2	0.90m × 1.99m	2' 9" × 6' 5"
Bedroom 1	3.02m × 4.44m	9' 9" × 14' 5"
En-Suite	3.29m × 1.57m	10' 8" × 5' 1"
Bedroom 2	3.57m × 3.41m	11' 7" × 11' 1"
Bedroom 3	4.13m × 2.73m	13' 5" × 8' 9"
Bathroom	1.99m × 2.28m	6' 5" × 7' 4"

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 Sales Consultant or Selling Agent. SMP 80467/January 2024



# 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
- Utility room off the kitchen
- Study area to first floor
- Primary bedroom with en-suite and walk-in wardrobe
- Fully fitted bathroom with bath and walk-in shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

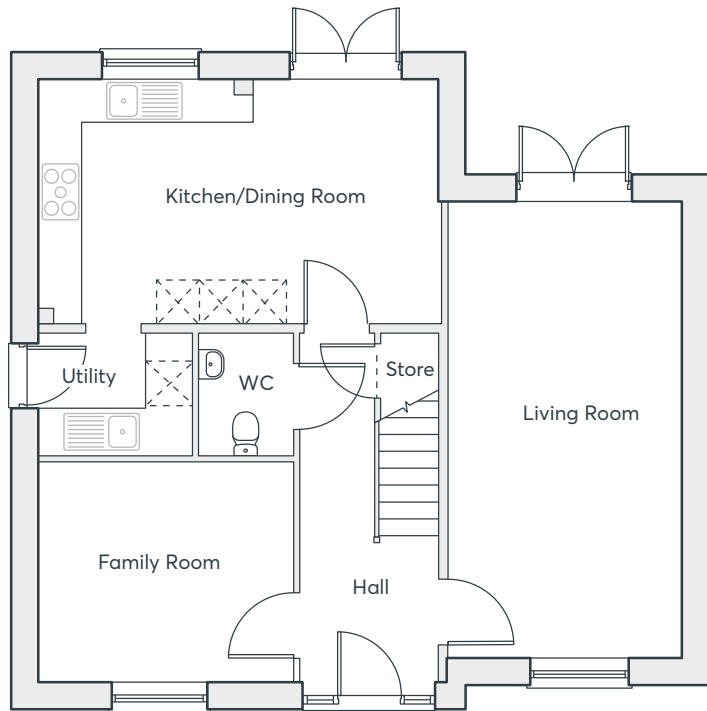
## FOUR BEDROOM HOME

1,454 sq. ft.

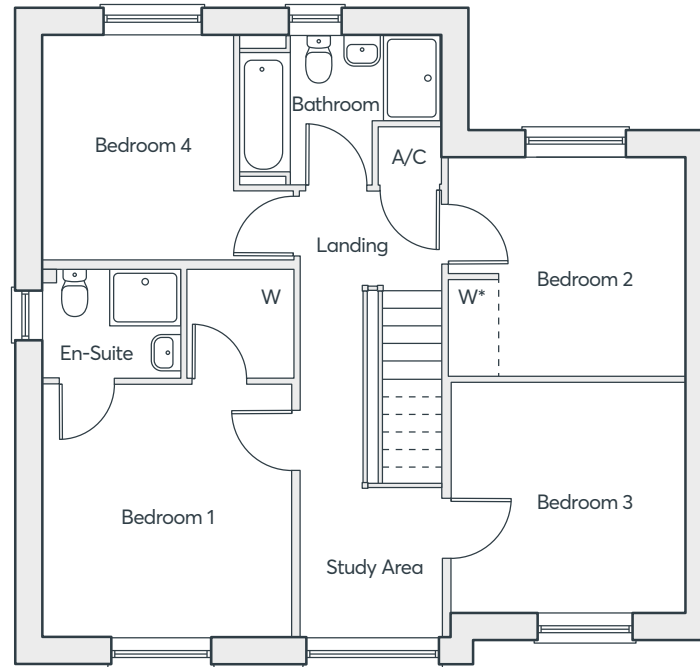
HENDREFOILAN PARK  
SWANSEA

 **ST. MODWEN  
HOMES**

# THE GARNET



GROUND FLOOR



FIRST FLOOR

\*Optional wardrobes at an additional cost

**FOUR  
BEDROOM  
HOME**

1,454 sq. ft.

<b>Kitchen</b>	3.39m × 3.58m	11'1" × 11'9"
<b>Dining</b>	3.39m × 2.02m	11'1" × 6'8"
<b>Living room</b>	6.32m × 3.23m	20'9" × 10'7"
<b>Family room</b>	3.04m × 3.53m	10'0" × 11'7"
<b>Utility</b>	1.68m × 2.13m	5'6" × 7'0"
<b>WC</b>	1.68m × 1.31m	5'6" × 4'4"
<b>Bedroom 1</b>	3.50m × 3.46m	11'6" × 11'4"
<b>En-suite</b>	1.51m × 1.92m	5'0" × 6'4"
<b>Bedroom 2</b>	3.05m × 3.29m	10'0" × 10'9"
<b>Bedroom 3</b>	3.18m × 3.26m	10'5" × 10'8"
<b>Bedroom 4</b>	3.13m × 2.65m	10'3" × 8'9"
<b>Bathroom</b>	2.08m × 2.79m	6'10" × 9'2"

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 Sales Consultant or Selling Agent. SMP 80467/January 2024

 **ST. MODWEN  
HOMES**



# THE PARIS

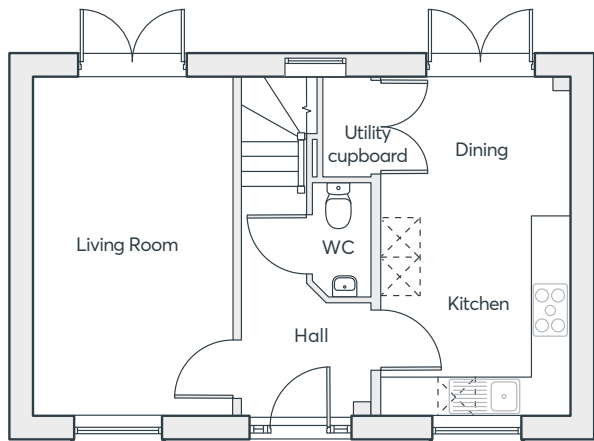
- Three storey living
- Kitchen/dining room with French doors to the rear garden
- Utility cupboard to the kitchen
- Separate living room with French doors to the rear garden
- Primary bedroom with en-suite, built-in wardrobes and Juliet balcony
- Study to the first floor
- Two fully fitted family bathrooms to the first and second floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

## FOUR BEDROOM HOME

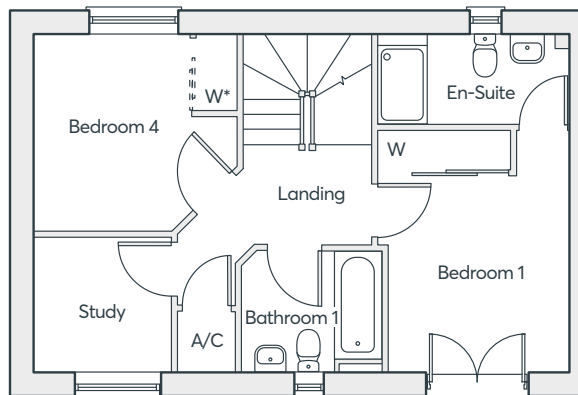
1,371 sq. ft.

HENDREFOILAN PARK  
SWANSEA

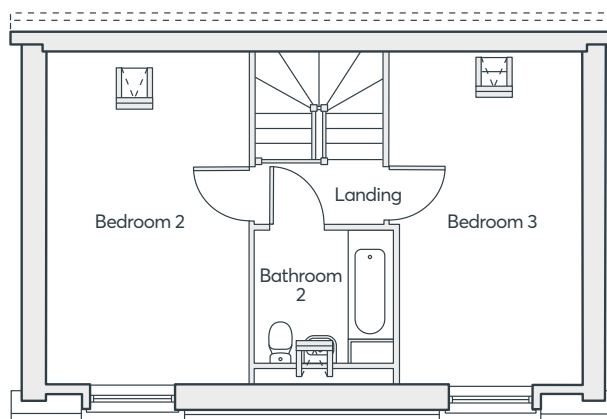
 **ST. MODWEN  
HOMES**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

\*Optional wardrobes at an additional cost

# THE PARIS

<b>Kitchen</b>	3.15m x 2.89m	10'4" x 9'6"
<b>Dining</b>	2.17m x 2.89m	7'1" x 9'5"
<b>Living Room</b>	5.20m x 3.06m	17'1" x 10'0"
<b>WC</b>	1.75m x 0.90m	5'8" x 2'11"
<b>Bedroom 1</b>	3.72m x 2.80m	12'2" x 9'2"
<b>En-suite</b>	1.39m x 2.96m	4'7" x 9'8"
<b>Bedroom 4</b>	3.03m x 3.11m	9'11" x 10'2"
<b>Study</b>	2.08m x 2.14m	6'9" x 6'11"
<b>Bathroom 1</b>	1.88m x 2.16m	6'2" x 7'1"
<b>Bedroom 2</b>	5.20m x 3.12m	17'1" x 10'3"
<b>Bedroom 3</b>	5.20m x 2.80m	17'1" x 9'2"
<b>Bathroom 2</b>	2.05m x 2.15m	6'9" x 7'1"

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 Sales Consultant or Selling Agent. SMP 80467/January 2024

## FOUR BEDROOM HOME

1,371 sq. ft.



# THE BARLOW

- Open plan dining/family/living room and kitchen with integrated appliances and bi-fold doors to the garden
- Separate study that could also be used as a playroom
- Downstairs cloakroom
- Utility room off the kitchen
- Primary bedroom with en-suite and walk-in wardrobe
- Full gas fired central heating
- Fully fitted bathroom with bath and walk-in shower
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

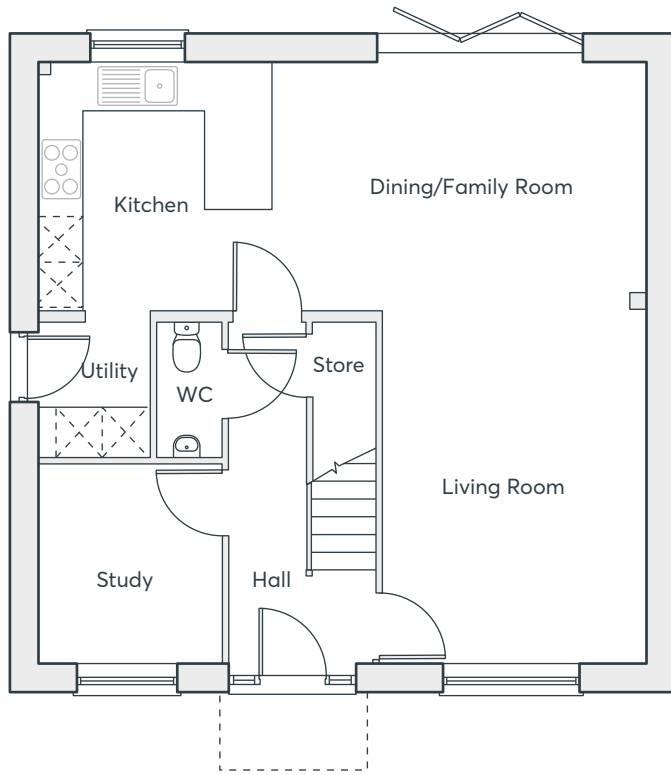
## FOUR BEDROOM HOME

1,362 sq. ft.

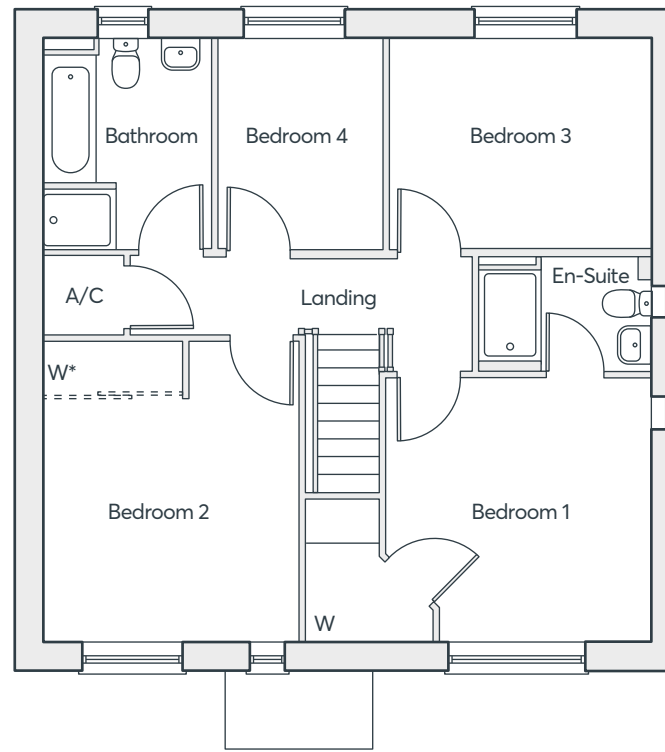
HENDREFOILAN PARK  
SWANSEA

 **ST. MODWEN  
HOMES**

# THE BARLOW



**GROUND FLOOR**



**FIRST FLOOR**

\*Optional wardrobes at an additional cost

**FOUR  
BEDROOM  
HOME**

1,362 sq. ft.

<b>Kitchen</b>	3.26m × 3.01m	10'7" × 9'9"
<b>Dining/Family</b>	3.26m × 5.00m	10'6" × 16'4"
<b>Living Room</b>	4.64m × 3.49m	15'2" × 11'5"
<b>Study</b>	2.63m × 2.42m	8'6" × 7'9"
<b>Utility</b>	1.77m × 1.48m	5'8" × 4'9"
<b>WC</b>	1.77m × 0.86m	5'8" × 2'8"
<b>Bedroom 1</b>	3.42m × 3.49m	11'2" × 11'5"
<b>En-suite</b>	1.52m × 2.28m	5'0" × 7'5"
<b>Bedroom 2</b>	3.90m × 3.39m	12'7" × 11'1"
<b>Bedroom 3</b>	2.78m × 3.43m	9'1" × 11'3"
<b>Bedroom 4</b>	2.78m × 2.21m	9'1" × 7'3"
<b>Bathroom</b>	2.78m × 2.20m	9'1" × 7'2"

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 Sales Consultant or Selling Agent. SMP 80467/January 2024

 **ST.MODWEN  
HOMES**

# THE HEXHAM

- Three storey home with integral garage
- Utility room with access to garden
- First floor living room with outdoor terrace
- Spacious kitchen/dining room
- Primary 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

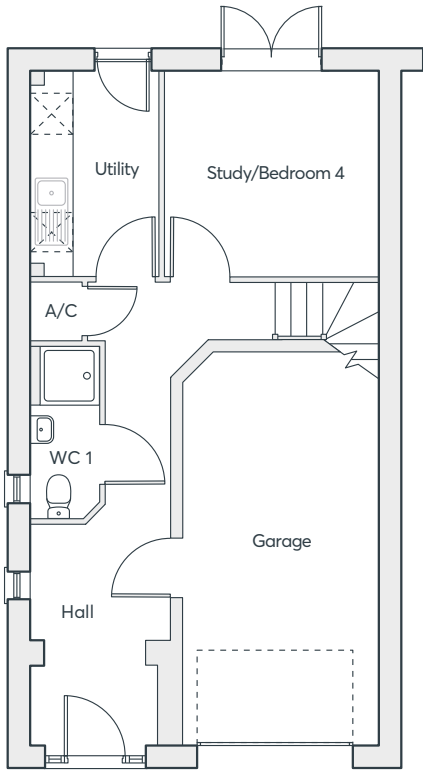
## FOUR BEDROOM HOME

1,334 sq. ft.

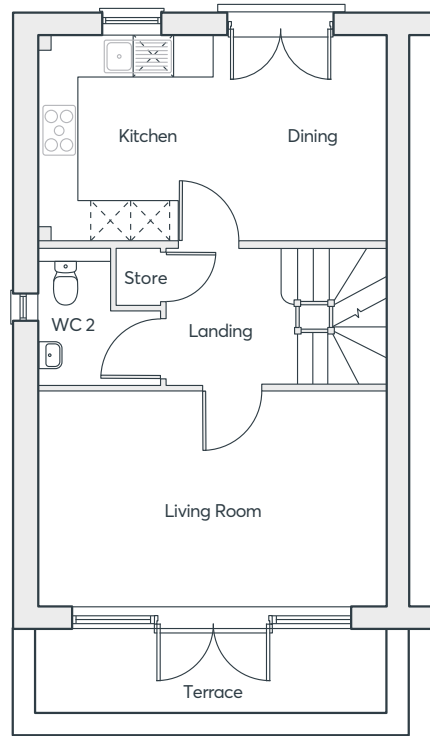
HENDREFOILAN PARK  
SWANSEA

 **ST. MODWEN  
HOMES**

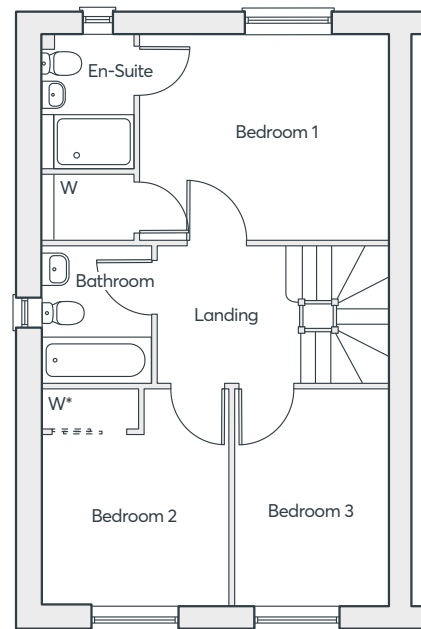
# THE HEXHAM



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

\*Optional wardrobes at an additional cost

## FOUR BEDROOM HOME

1,334 sq. ft.

<b>Study/Bed 4</b>	3.14m × 3.27m	10'3" × 10'9"
<b>Utility</b>	3.14m × 1.95m	10'3" × 6'5"
<b>WC 1</b>	2.63m × 1.04m	8'8" × 3'5"
<b>Kitchen</b>	3.11m × 2.63m	10'2" × 8'7"
<b>Dining</b>	3.11m × 2.69m	10'2" × 8'10"
<b>Living Room</b>	3.28m × 5.31m	10'9" × 17'5"
<b>WC 2</b>	2.09m × 1.86m	6'10" × 6'1"
<b>Bedroom 1</b>	3.11m × 3.82m	10'2" × 12'6"
<b>En-suite</b>	2.02m × 1.40m	6'8" × 4'7"
<b>Bedroom 2</b>	3.28m × 2.85m	10'9" × 9'4"
<b>Bedroom 3</b>	3.28m × 2.35m	10'9" × 7'8"
<b>Bathroom</b>	2.09m × 1.70m	6'10" × 5'7"

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 Sales Consultant or Selling Agent. SMP 80467/January 2024





# THE CLERMONT

- Spacious kitchen/dining room with bi-fold doors opening onto the rear garden
- Separate living room
- Utility room
- Integral garage with internal access door
- Primary bedroom with en-suite, built-in wardrobe and Juliet balcony
- Study area to first floor
- Fully fitted bathroom with bath and walk-in shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

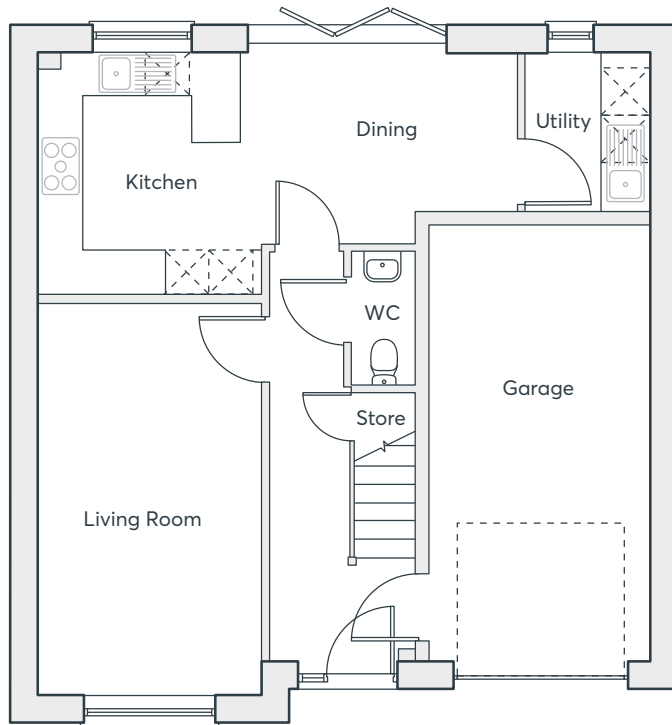
**FOUR  
BEDROOM  
HOME**

1,316 sq. ft.

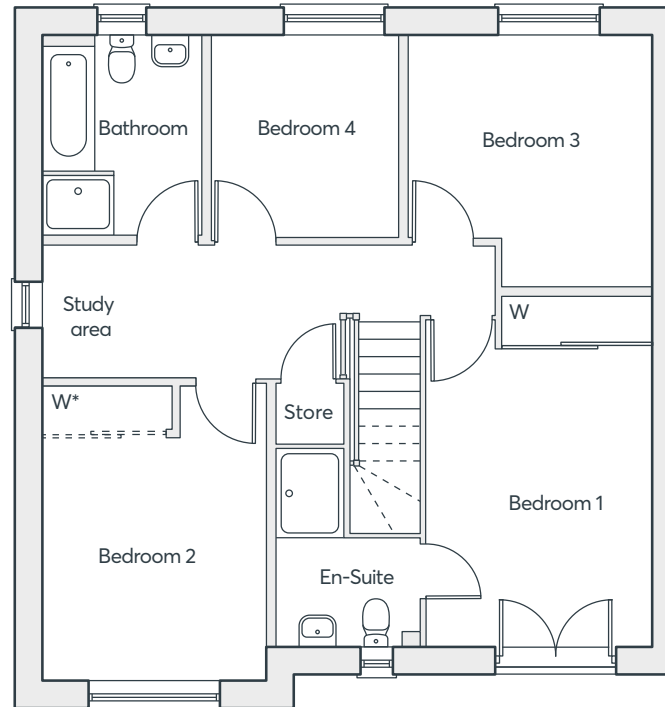
**HENDREFOILAN PARK  
SWANSEA**

 **ST. MODWEN  
HOMES**

# THE CLERMONT



**GROUND FLOOR**



**FIRST FLOOR**

\*Optional wardrobes at an additional cost

**FOUR  
BEDROOM  
HOME**

1,316 sq. ft.

<b>Kitchen</b>	3.31m × 3.09m	10'10" × 10'11"
<b>Dining</b>	2.19m × 3.43m	7'2" × 11'3"
<b>Living Room</b>	5.40m × 3.06m	17'9" × 10'0"
<b>Utility</b>	2.19m × 1.72m	7'2" × 5'8"
<b>WC</b>	1.84m × 0.91m	6'0" × 3'0"
<b>Bedroom 1</b>	4.06m × 3.10m	13'4" × 10'2"
<b>En-suite</b>	2.69m × 1.99m	8'10" × 6'6"
<b>Bedroom 2</b>	4.02m × 3.06m	13'2" × 10'0"
<b>Bedroom 3</b>	3.45m × 3.36m	11'4" × 11'0"
<b>Bedroom 4</b>	2.79m × 2.59m	9'2" × 8'6"
<b>Study Area</b>	1.79m × 2.20m	5'10" × 7'3"
<b>Bathroom</b>	2.76m × 2.20m	9'1" × 7'3"

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 Sales Consultant or Selling Agent. SMP 80467/January 2024

 **ST.MODWEN  
HOMES**

# THE OSWALD

- Open plan kitchen/dining/family room with French doors to the rear garden
- Utility room
- Cloakrooms to lower ground and ground floors
- Lounge with Juliet balcony
- Primary bedroom with en-suite and built-in wardrobe
- Additional storage cupboards
- 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

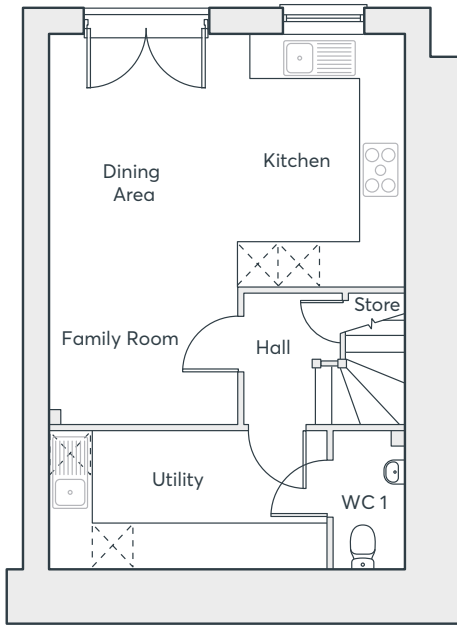
## FOUR BEDROOM HOME

1,305 sq. ft.

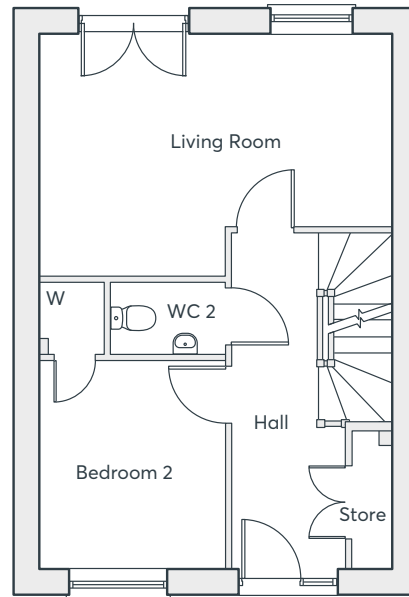
HENDREFOILAN PARK  
SWANSEA

 **ST. MODWEN  
HOMES**

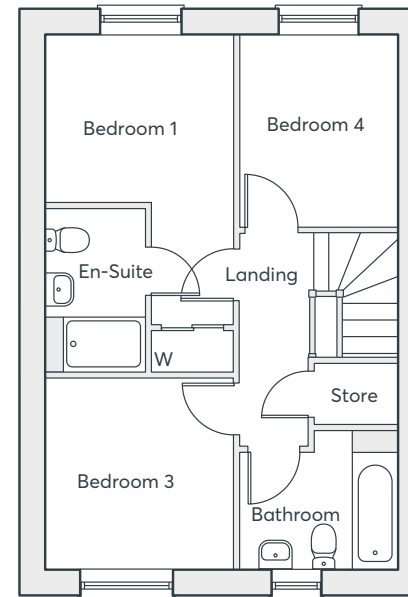
# THE OSWALD



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

<b>Kitchen</b>	2.43m x 3.69m	8'0" x 12'1"
<b>Dining/Family</b>	5.69m x 2.76m	18'8" x 9'6"
<b>Utility</b>	4.07m x 2.01m	13'4" x 6'7"
<b>WC 1</b>	1.05m x 2.01m	3'5" x 6'7"
<b>Living room</b>	5.20m x 3.52m	17'0" x 11'6"
<b>Bedroom 2</b>	2.76m x 3.03m	9'0" x 9'11"
<b>WC 2</b>	1.05m x 1.68m	3'5" x 5'6"
<b>Bedroom 1</b>	2.76m x 2.44m	9'0" x 8'0"
<b>En-suite</b>	1.48m x 2.37m	4'10" x 7'9"
<b>Bedroom 3</b>	2.76m x 2.78m	9'0" x 9'1"
<b>Bedroom 4</b>	2.80m x 2.34m	9'2" x 7'8"
<b>Bathroom</b>	2.34m x 2.00m	7'8" x 6'6"

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 Sales Consultant or Selling Agent.  
SMP 80467/January 2024

## FOUR BEDROOM HOME

1,305 sq. ft.





# THE JUDE

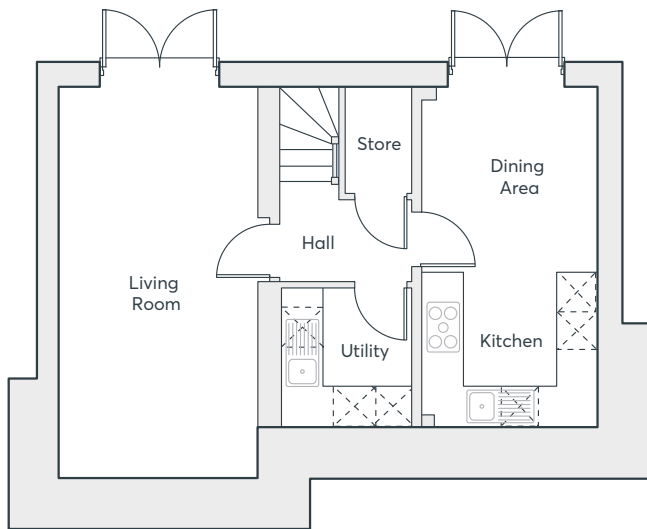
- Split level family home spread across three floors
- Open plan kitchen/dining room with French doors to the rear garden
- Separate living room with French doors to the rear garden
- Utility/storage room
- Family room/bedroom 4 features a Juliet balcony
- Primary bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**FOUR  
BEDROOM  
HOME**

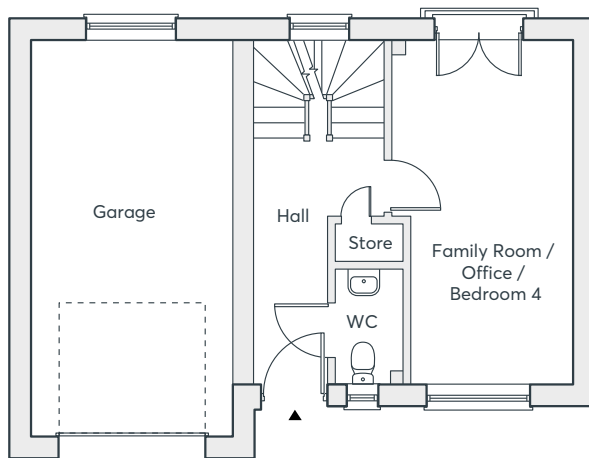
1,244 sq. ft.

**HENDREFOILAN PARK  
SWANSEA**

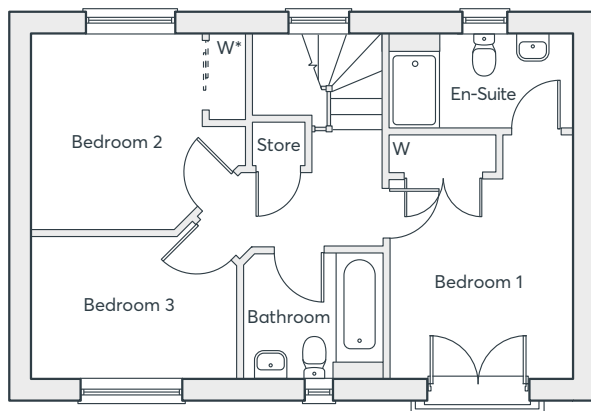
 **ST. MODWEN  
HOMES**



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

\*Optional wardrobes at an additional cost

▲ Front door

# THE JUDE

Living Room	3.06m × 6.10m	10'0" × 20'0"
Kitchen/Diner	2.74m × 5.31m	8'11" × 17'5"
Utility	2.04m × 2.16m	6'8" × 7'1"
Family room/Bedroom 4	2.78m × 5.31m	9'1" × 17'5"
WC	1.09m × 1.81m	3'7" × 5'11"
Bedroom 1	2.80m × 3.74m	9'2" × 12'3"
En-Suite	2.80m × 1.48m	9'2" × 4'10"
Bedroom 2	3.32m × 3.06m	10'11" × 10'0"
Bedroom 3	3.17m × 2.16m	10'5" × 7'1"
Bathroom	2.18m × 1.90m	7'1" × 6'2"

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 Sales Consultant or Selling Agent. SMP 80467/January 2024

## FOUR BEDROOM HOME

1,244 sq. ft.



# THE CHICHESTER

- Open plan kitchen, dining and family room with French doors opening onto the rear garden
- Study ideal for home working
- Separate living room
- Downstairs cloakroom
- Primary bedroom with en-suite and built-in wardrobe
- Fully fitted bathroom with bath and walk-in shower
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

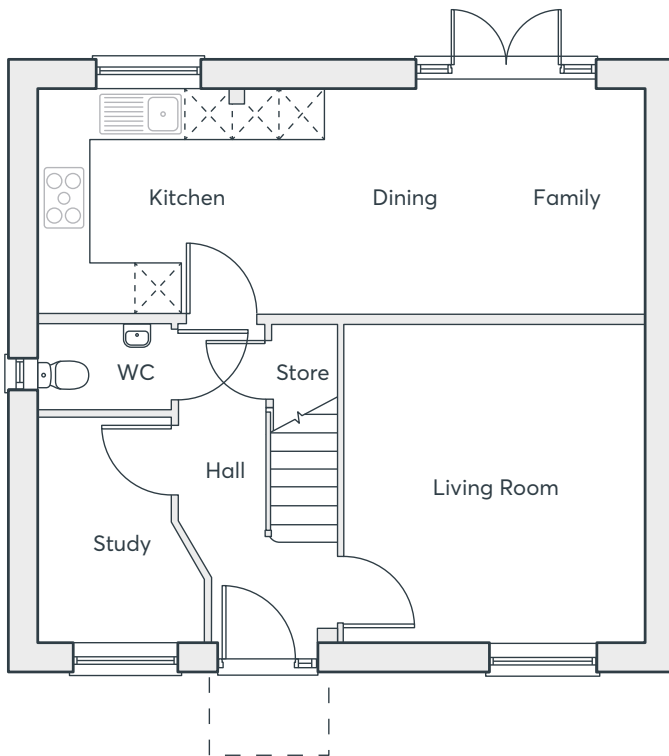
## FOUR BEDROOM HOME

1,192 sq. ft.

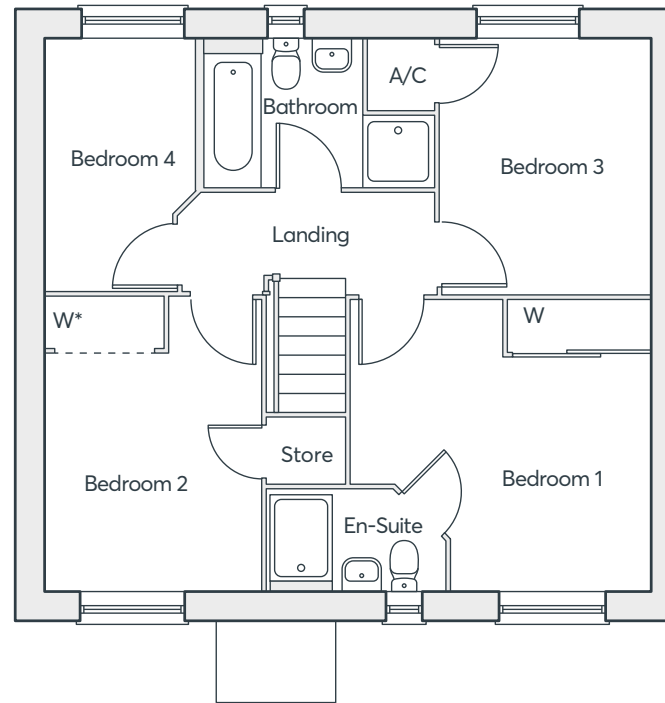
HENDREFOILAN PARK  
SWANSEA

 **ST. MODWEN  
HOMES**

# THE CHICHESTER



**GROUND FLOOR**



**FIRST FLOOR**

\*Optional wardrobes at an additional cost

**FOUR  
BEDROOM  
HOME**

1,192 sq. ft.

<b>Kitchen</b>	2.89m × 3.65m	9'6" × 12'0"
<b>Dining</b>	2.89m × 2.00m	9'6" × 6'7"
<b>Family Room</b>	2.89m × 2.14m	9'6" × 7'0"
<b>Living Room</b>	4.07m × 3.89m	13'4" × 12'9"
<b>Study</b>	2.90m × 2.14m	9'6" × 7'0"
<b>WC</b>	1.09m × 1.72m	3'7" × 5'8"
<b>Bedroom 1</b>	3.78m × 3.89m	12'5" × 12'9"
<b>En-suite</b>	1.31m × 2.26m	4'4" × 7'5"
<b>Bedroom 2</b>	3.78m × 2.77m	12'5" × 9'1"
<b>Bedroom 3</b>	3.24m × 2.72m	10'8" × 8'11"
<b>Bedroom 4</b>	3.24m × 1.95m	10'8" × 6'5"
<b>Bathroom</b>	1.90m × 2.91m	6'3" × 9'6"

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 Sales Consultant or Selling Agent. SMP 80467/January 2024

 **ST.MODWEN  
HOMES**





# THE EUSTACE

- Open plan kitchen/breakfast room with French doors to the terrace
- Living/dining room with French doors to the rear garden
- Downstairs cloakroom with shower
- Integral garage with door to the hall
- Utility room
- Primary bedroom with built-in wardrobe and en-suite
- Fully fitted bathroom with bath and walk-in shower
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

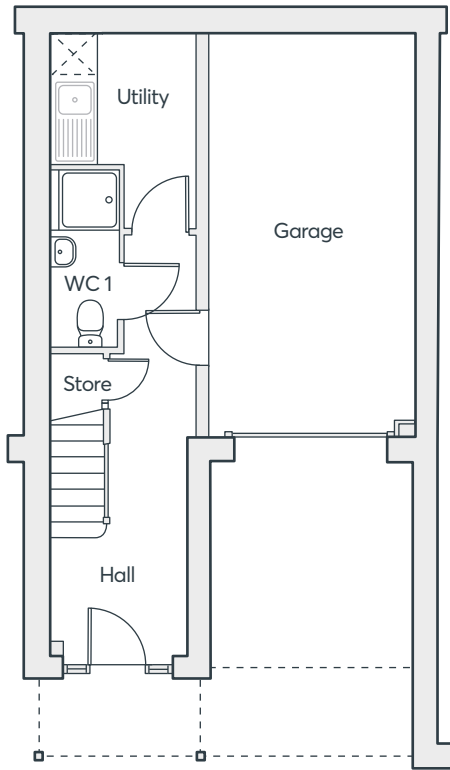
## THREE BEDROOM HOME

1,271 sq. ft.

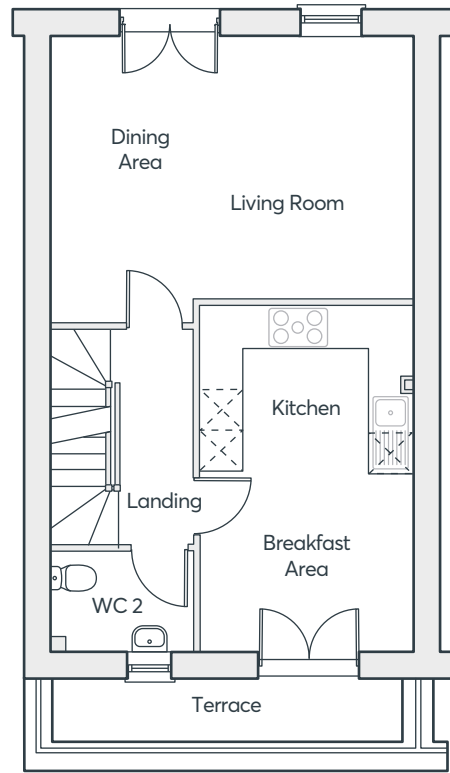
HENDREFOILAN PARK  
SWANSEA

 **ST. MODWEN  
HOMES**

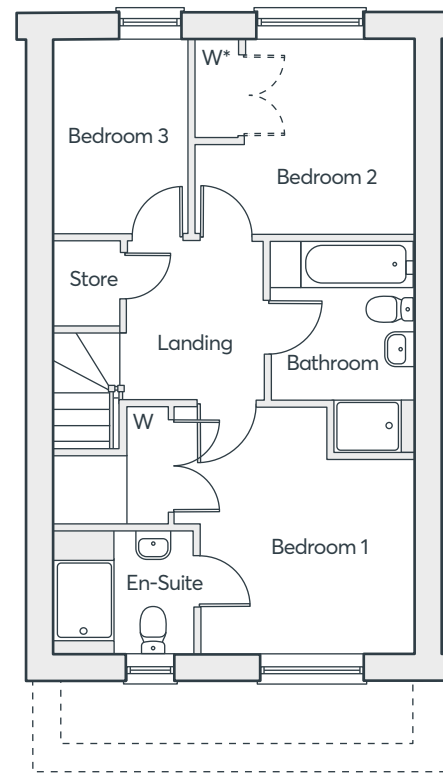
# THE EUSTACE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

\*Optional wardrobes at an additional cost

## THREE BEDROOM HOME

1,271 sq. ft.

Utility	2.13m × 2.88m	7'0" × 9'5"
WC 1	2.66m × 1.02m	8'9" × 3'4"
Living/Dining	4.29m × 5.36m	14'1" × 17'7"
Kitchen/Breakfast	5.17m × 3.18m	17'0" × 10'5"
WC 2	1.55m × 2.09m	5'1" × 6'10"
Bedroom 1	3.20m × 3.72m	10'6" × 12'3"
En-suite	2.08m × 1.85m	6'10" × 6'1"
Bedroom 2	3.27m × 2.93m	10'9" × 9'7"
Bedroom 3	2.01m × 2.92m	6'7" × 9'7"
Bathroom	3.16m × 2.15m	10'5" × 7'1"

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 Sales Consultant or Selling Agent. SMP 80467/January 2024

# THE CHAD

- Open plan kitchen/living/dining room with French doors opening onto the rear garden
- Downstairs WC
- Integral garage with door to rear garden
- Primary bedroom with en-suite and built-in wardrobe
- Juliet balcony to bedroom three
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

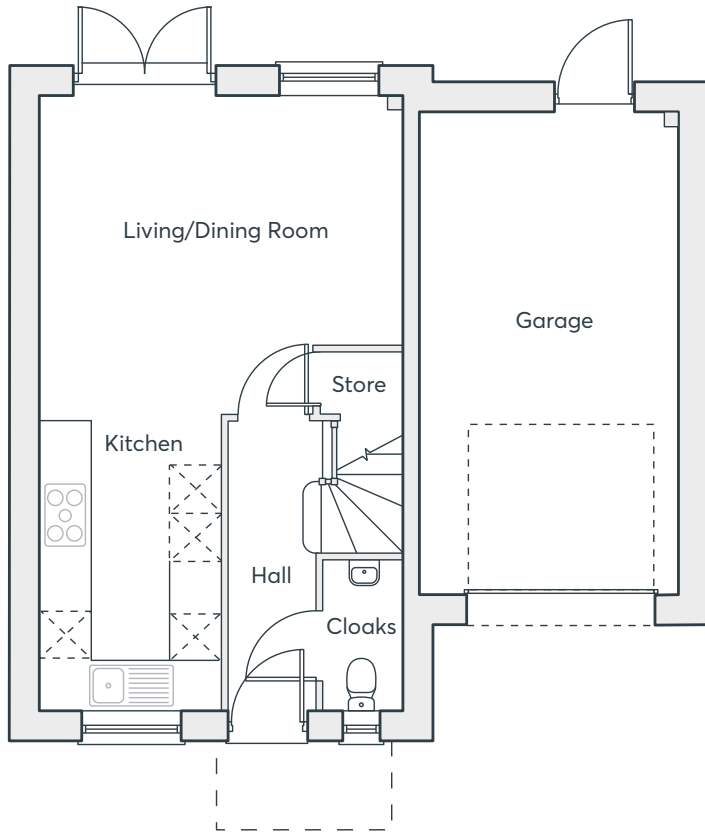
## THREE BEDROOM HOME

979 sq. ft.

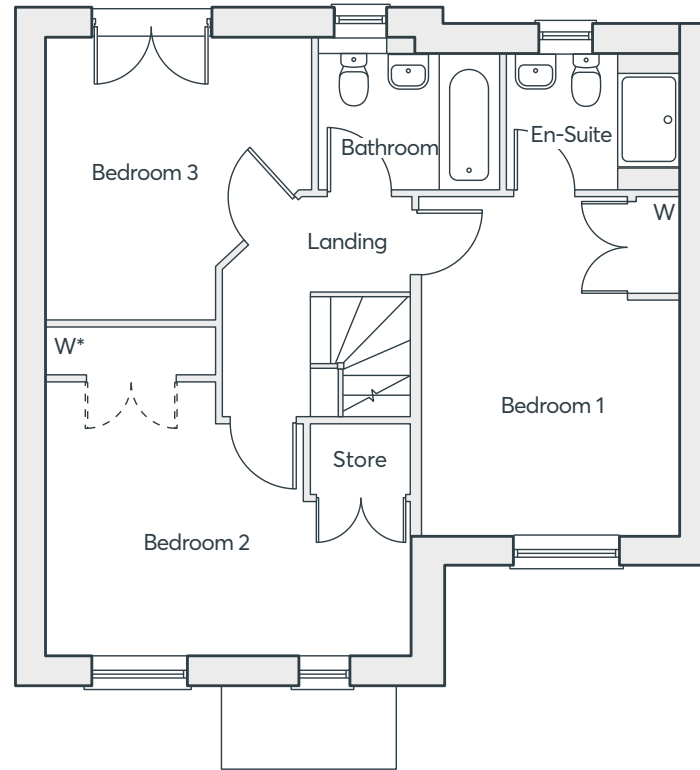
HENDREFOILAN PARK  
SWANSEA

 **ST. MODWEN  
HOMES**

# THE CHAD



**GROUND FLOOR**



**FIRST FLOOR**

\*Optional wardrobes at an additional cost

## THREE BEDROOM HOME

979 sq. ft.

<b>Living/Dining</b>	4.57m × 3.99m	15'0" × 13'1"
<b>Kitchen</b>	3.73m × 2.26m	12'3" × 7'5"
<b>Bedroom 1</b>	3.29m × 4.25m	10'9" × 13'11"
<b>En-suite</b>	2.20m × 1.70m	7'3" × 5'7"
<b>Bedroom 2</b>	4.57m × 4.08m	15'0" × 13'5"
<b>Bedroom 3</b>	3.30m × 3.55m	10'10" × 11'8"
<b>Bathroom</b>	2.25m × 1.70m	7'5" × 5'7"

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 Sales Consultant or Selling Agent. SMP 80467/January 2024



# THE KEA

- Kitchen/dining room with French doors to the garden
- Utility cupboard
- Separate living room
- Downstairs cloakroom
- Primary 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

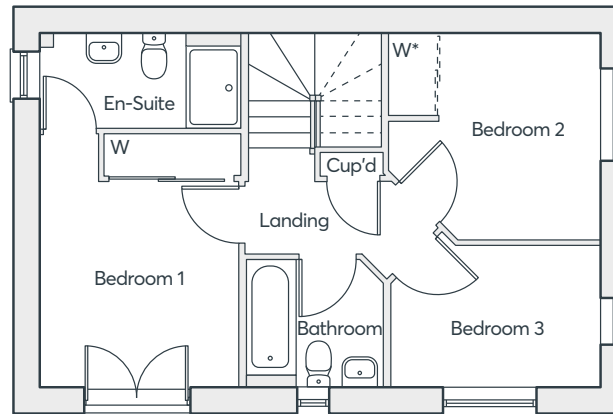
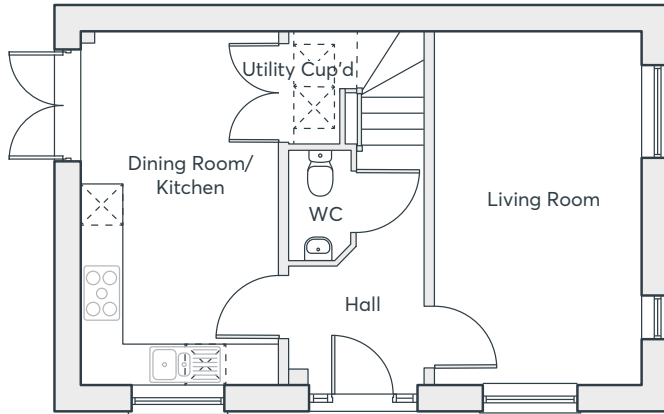
## THREE BEDROOM HOME

922 sq. ft.

HENDREFOILAN PARK  
SWANSEA

 **ST. MODWEN  
HOMES**

# THE KEA



<b>Kitchen</b>	3.08m × 2.90m	10'1" × 9'6"
<b>Dining</b>	2.12m × 2.89m	6'11" × 9'6"
<b>Living Room</b>	5.20m × 3.06m	17'1" × 10'0"
<b>Utility</b>	1.61m × 0.74m	5'3" × 2'5"
<b>WC</b>	1.68m × 0.90m	5'6" × 2'11"
<b>Bedroom 1</b>	3.71m × 2.91m	12'2" × 9'7"
<b>En-Suite</b>	1.40m × 2.93m	4'7" × 9'7"
<b>Bedroom 2</b>	3.03m × 3.12m	9'11" × 10'3"
<b>Bedroom 3</b>	2.08m × 3.09m	6'10" × 10'2"
<b>Bathroom</b>	1.94m × 2.00m	6'4" × 6'7"

\*Optional wardrobes at an additional cost

## THREE BEDROOM HOME

922 sq. ft.

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 Sales Consultant or Selling Agent. SMP 80467/January 2024





# THE WEBSTER

- 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
- Primary 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

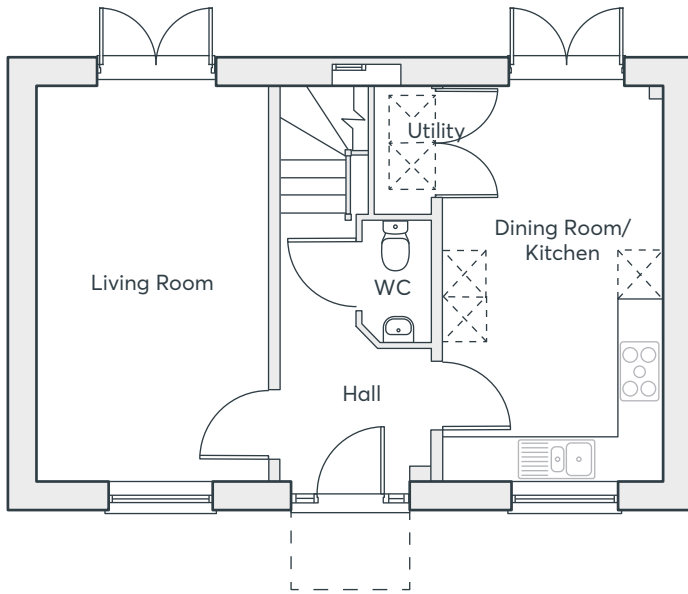
**THREE  
BEDROOM  
HOME**

922 sq. ft.

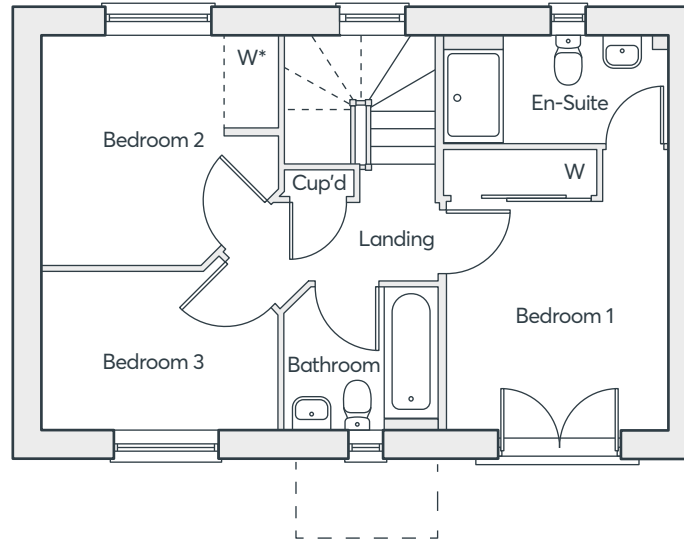
**HENDREFOILAN PARK  
SWANSEA**



# THE WEBSTER



**GROUND FLOOR**



**FIRST FLOOR**

\*Optional wardrobes at an additional cost

**THREE  
BEDROOM  
HOME**

922 sq. ft.

<b>Kitchen</b>	3.02m × 2.89m	9'11" × 9'6"
<b>Dining</b>	2.17m × 2.90m	7'2" × 9'6"
<b>Living Room</b>	5.20m × 3.06m	17'1" × 10'0"
<b>Utility</b>	1.54m × 0.74m	5'1" × 2'5"
<b>WC</b>	1.75m × 0.90m	5'9" × 3'0"
<b>Bedroom 1</b>	3.69m × 2.91m	12'1" × 9'7"
<b>En-suite</b>	1.43m × 2.96m	4'8" × 9'8"
<b>Bedroom 2</b>	3.03m × 3.12m	9'11" × 10'3"
<b>Bedroom 3</b>	2.08m × 3.09m	6'10" × 10'2"
<b>Bathroom</b>	1.88m × 2.00m	6'2" × 6'7"

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 Sales Consultant or Selling Agent. SMP 80467/January 2024

 **ST.MODWEN  
HOMES**



# THE MIRIN

- Open plan kitchen/dining room with French doors to rear garden
- Separate living room with study area
- Downstairs cloakroom
- Primary 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

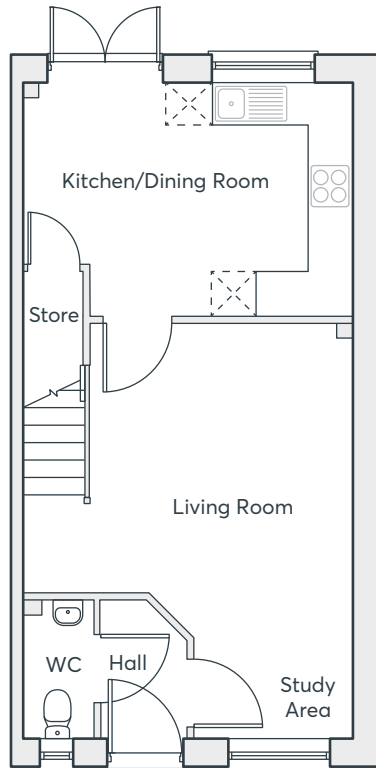
## THREE BEDROOM HOME

823 sq. ft.

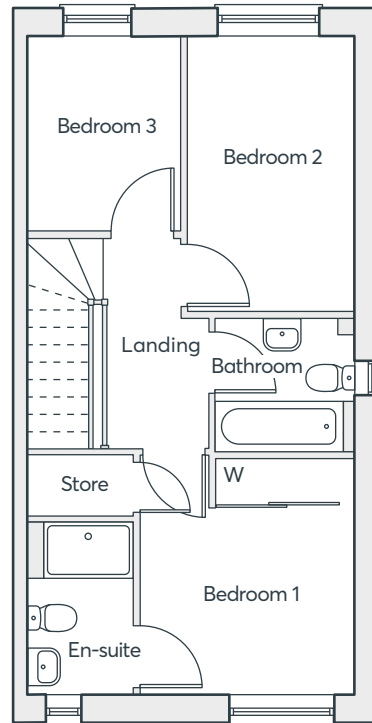
HENDREFOILAN PARK  
SWANSEA

 **ST. MODWEN  
HOMES**

# THE MIRIN



**GROUND FLOOR**



**FIRST FLOOR**

<b>Kitchen/Dining</b>	3.14m x 4.35m	10'4" x 14'3"
<b>Living Room</b>	5.57m x 4.40m	18'3" x 14'5"
<b>WC</b>	1.87m x 0.93m	6'2" x 3'0"
<b>Bedroom 1</b>	3.14m x 2.90m	10'4" x 9'6"
<b>En-suite</b>	2.30m x 1.41m	7'7" x 4'7"
<b>Bedroom 2</b>	3.66m x 2.26m	12'0" x 7'5"
<b>Bedroom 3</b>	2.59m x 2.05m	8'6" x 6'9"
<b>Bathroom</b>	1.80m x 1.80m	7'7" x 4'6"

## THREE BEDROOM HOME

823 sq. ft.

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 Sales Consultant or Selling Agent.  
SMP 80467/January 2024

 **ST.MODWEN  
HOMES**



Please speak to a member of staff if you require this brochure in an alternative format.

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

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