

Development Layout



STILLWATER AT GLAN LLYN



**ST.MODWEN
HOMES**

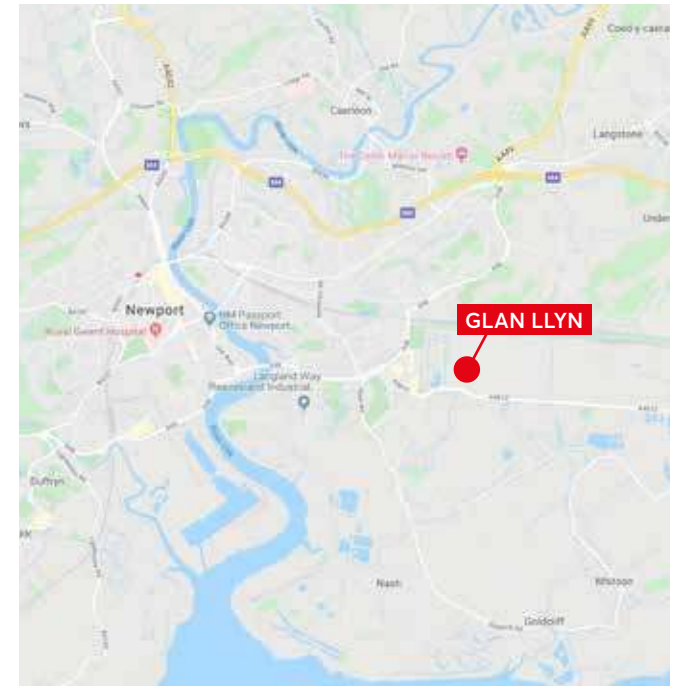
Stillwater at Glan Llyn, Off Queens Way, Newport, NP19 4TZ
Telephone: 0330 058 6890
www.stmodwenhomes.co.uk

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



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.





THE GARNET

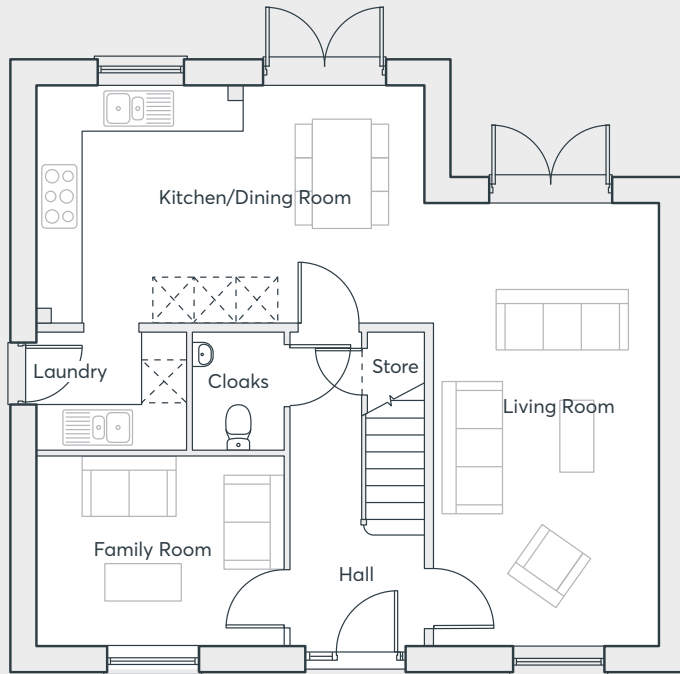
- Open plan dining/kitchen with integrated appliances & French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Fully fitted family bathroom
- Full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

**FOUR
BEDROOM
HOME**

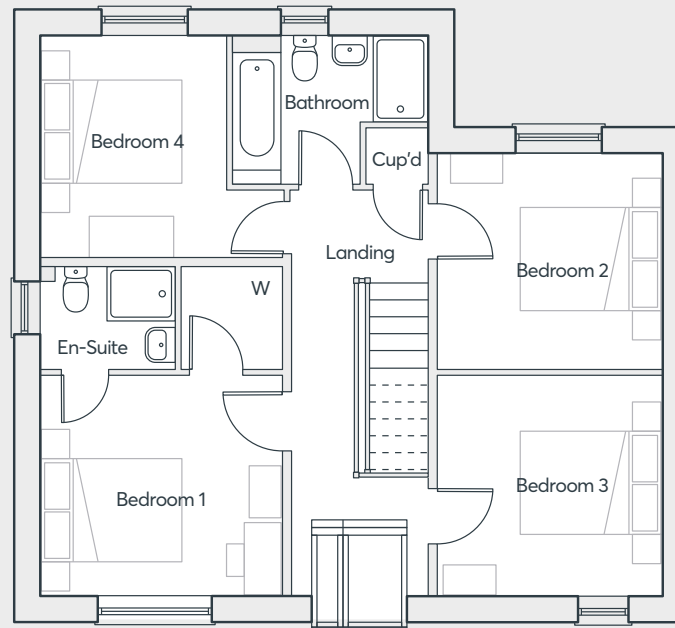
STILLWATER AT GLAN LLYN
NEWPORT

 **ST.MODWEN
HOMES**

THE GARNET



GROUND FLOOR



FIRST FLOOR

Living Room	6.38m × 3.25m	20'11" × 10'7"
Kitchen/Dining	5.59m × 3.41m	18'4" × 11'2"
Family Room	3.56m × 2.73m	11'8" × 9'0"
Cloakroom	1.31m × 1.69m	4'4" × 5'6"
Bedroom 1	3.48m × 3.19m	11'5" × 10'6"
En-Suite	1.95m × 1.51m	6'5" × 4'11"
Bedroom 2	3.08m × 3.29m	10'1" × 10'9"
Bedroom 3	3.26m × 3.21m	10'8" × 10'6"
Bedroom 4	3.48m × 3.17m	11'5" × 10'5"
Bathroom	2.82m × 2.10m	9'3" × 6'11"

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**FOUR
BEDROOM
HOME**

THE BARLOW

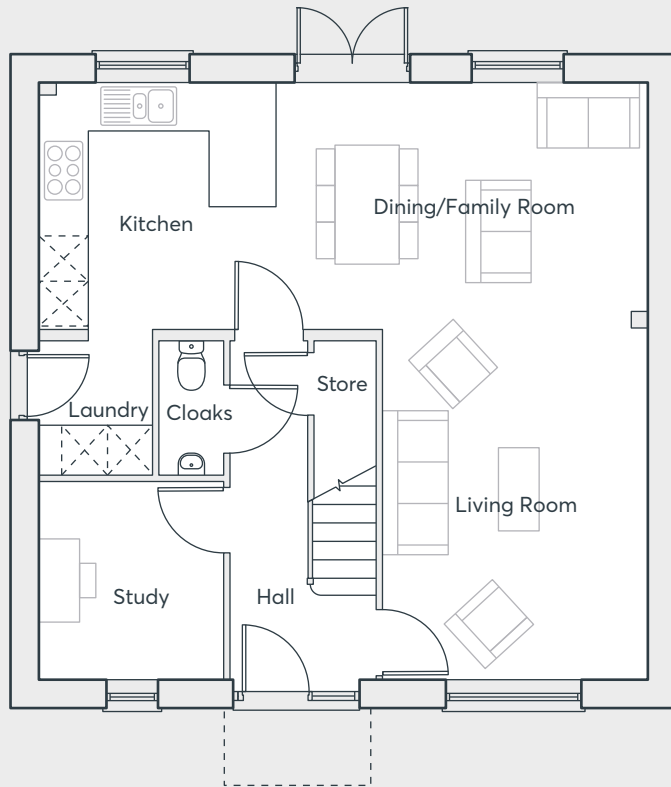
- Open plan dining/family/living room and kitchen with integrated appliances and French doors to the garden
- Separate study
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Family bathroom with bath and shower
- Full gas fired central heating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

**FOUR
BEDROOM
HOME**

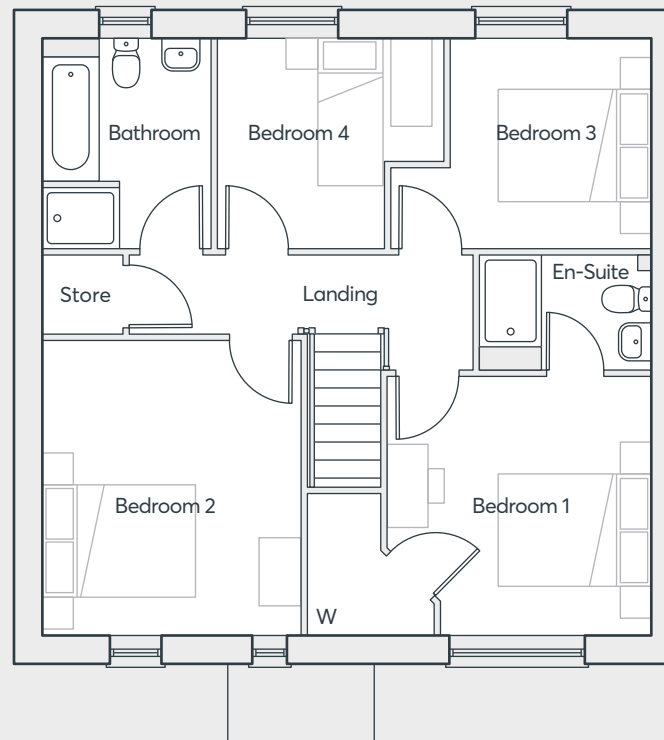
STILLWATER AT GLAN LLYN
NEWPORT

 **ST.MODWEN
HOMES**

THE BARLOW



GROUND FLOOR



FIRST FLOOR

Living Room	3.50m × 4.65m	11'6" × 15'3"
Kitchen/Dining	8.05m × 3.29m	26'5" × 10'9"
Study	2.45m × 2.64m	8'0" × 8'8"
Laundry Room	1.50m × 1.77m	4'11" × 5'8"
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	2.99m × 2.80m	9'10" × 9'2"
Bathroom	2.24m × 2.79m	7'4" × 9'2"

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**FOUR
BEDROOM
HOME**

THE HEXHAM

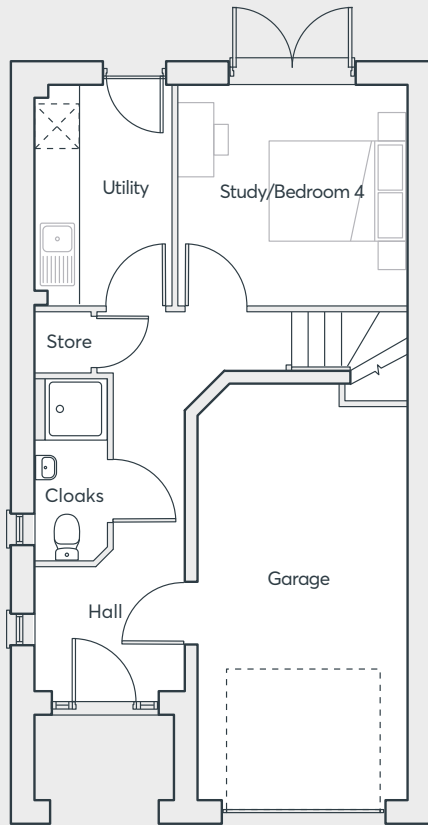
- Three storey home with integral garage
- Utility room with access to garden
- First floor living room with outdoor terrace
- Spacious kitchen/dining room with Juliet balcony
- Master bedroom with en suite shower room
- Two further good sized bedrooms on second floor
- Bedroom four offers an excellent,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

**FOUR
BEDROOM
HOME**

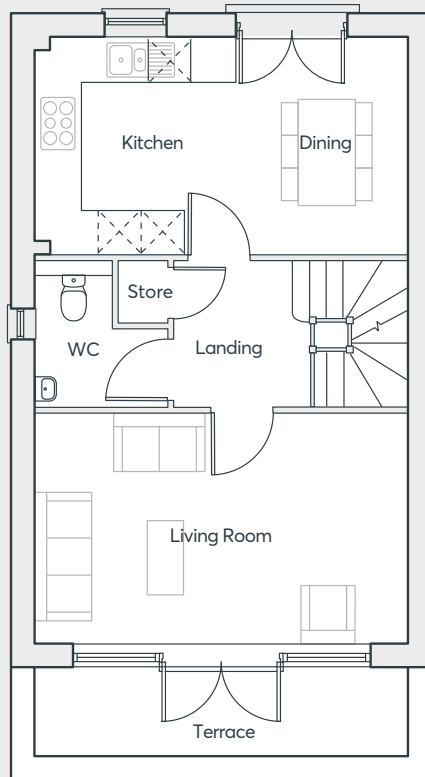
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NEWPORT

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HOMES**

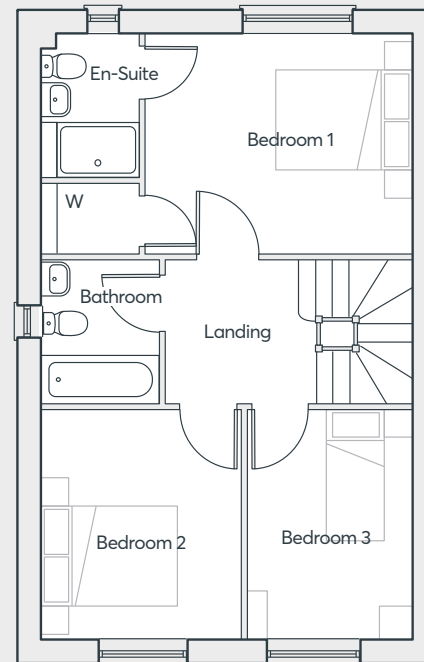
THE HEXHAM



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 1.97m	10'4" x 6'4"
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
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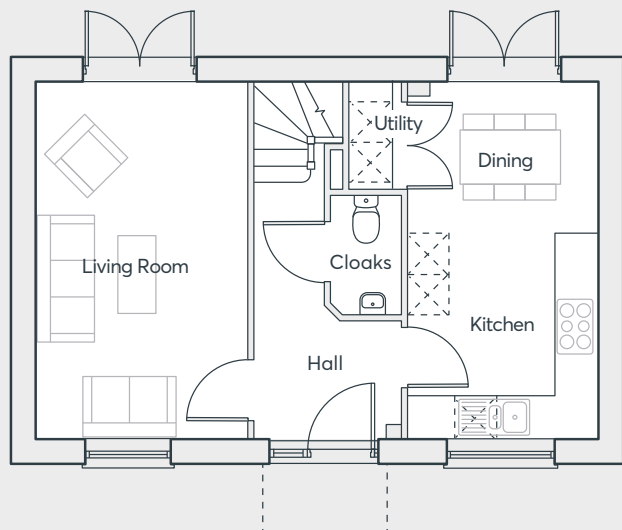
THE PARIS v1

- 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 & 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

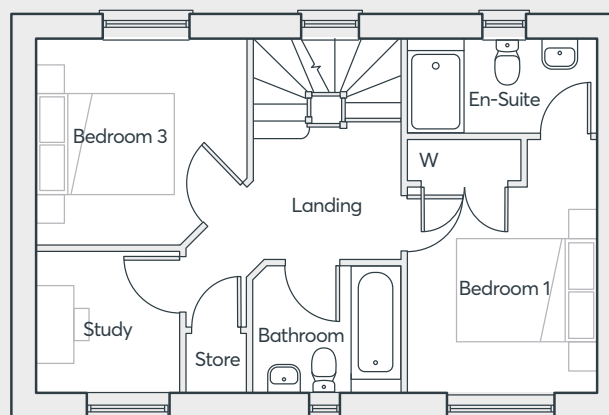
**FOUR
BEDROOM
HOME**

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NEWPORT

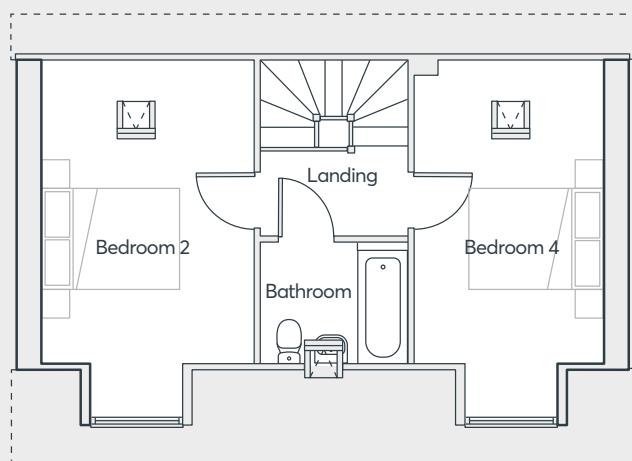
 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE PARIS V1

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

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**FOUR
BEDROOM
HOME**

THE PARIS v2

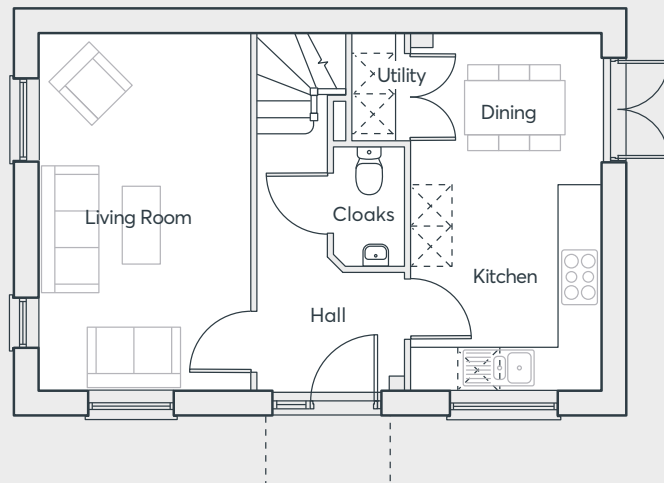
- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor. Master bedroom with en suite & fitted wardrobes
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating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

**FOUR
BEDROOM
HOME**

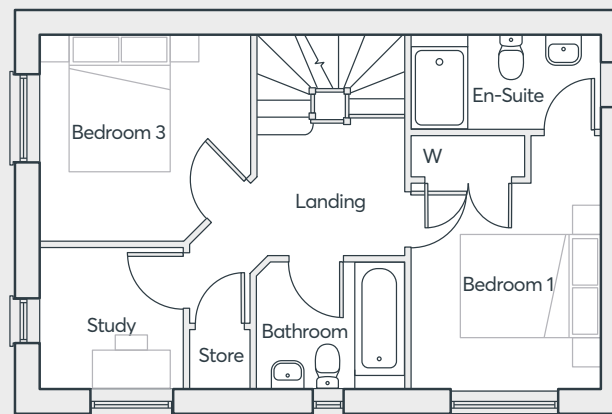
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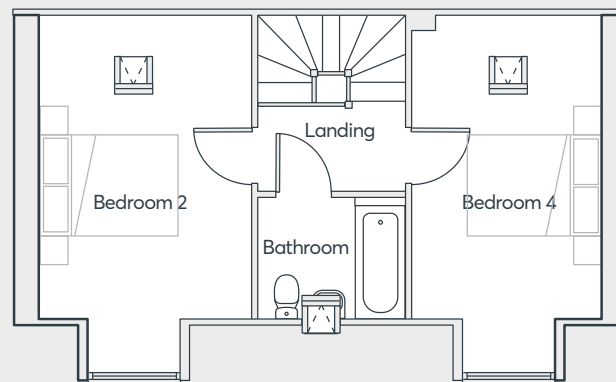
THE PARIS V2



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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

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**FOUR
BEDROOM
HOME**

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THE CLERMONT

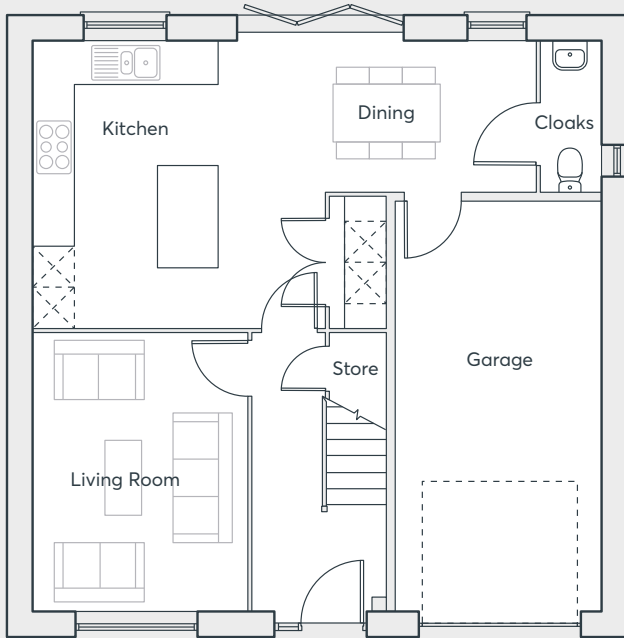
- Kitchen/dining room with integrated appliances and Bi-folding doors to the garden
- Laundry room and cloakroom off the kitchen
- Integral garage with door to the
- Kitchen/dining room
- Master bedroom with en-suite and built-in wardrobe
- Family bathroom with bath and shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**FOUR
BEDROOM
HOME**

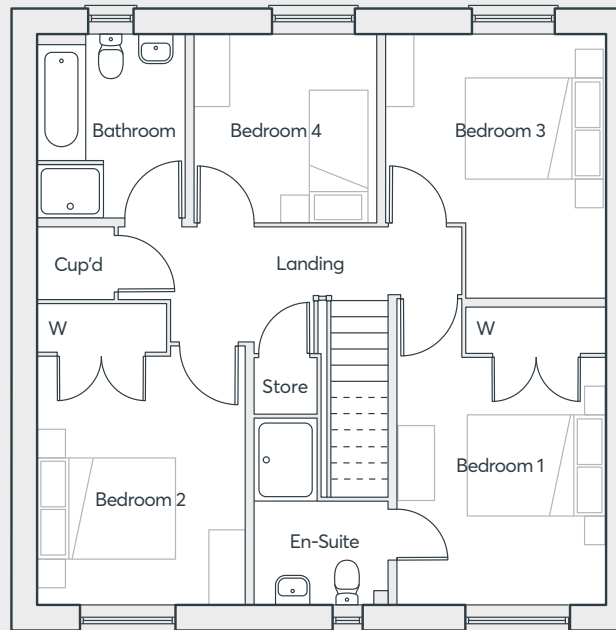
STILLWATER AT GLAN LLYN
NEWPORT

 **ST.MODWEN
HOMES**

THE CLERMONT



GROUND FLOOR



FIRST FLOOR

Living Room	3.11m x 3.63m	10'2" x 11'11"
Kitchen/Dining	7.45m x 4.26m	24'5" x 14'0"
Cloakroom	0.94m x 2.31m	3'1" x 7'7"
Garage	3.00m x 6.00m	9'11" x 19'8"
Bedroom 1	3.14m x 4.51m	10'4" x 14'10"
En-Suite	2.02m x 2.75m	6'8" x 9'0"
Bedroom 2	3.16m x 3.73m	10'4" x 12'3"
Bedroom 3	3.43m x 3.87m	11'3" x 12'8"
Bedroom 4	2.63m x 2.79m	8'7" x 9'1"
Bathroom	2.26m x 2.79m	7'5" x 9'1"

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**FOUR
BEDROOM
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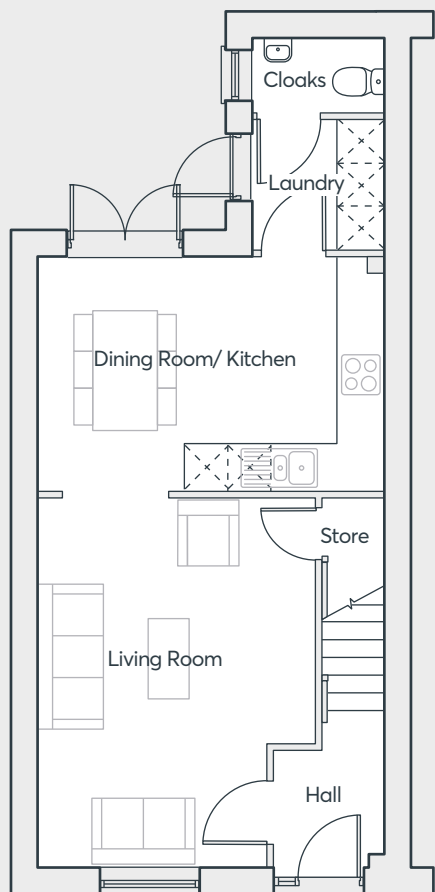
THE HIERO

- 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

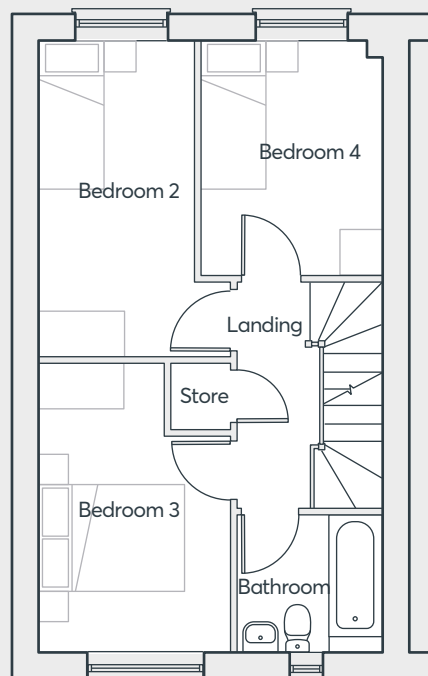
**FOUR
BEDROOM
HOME**

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NEWPORT

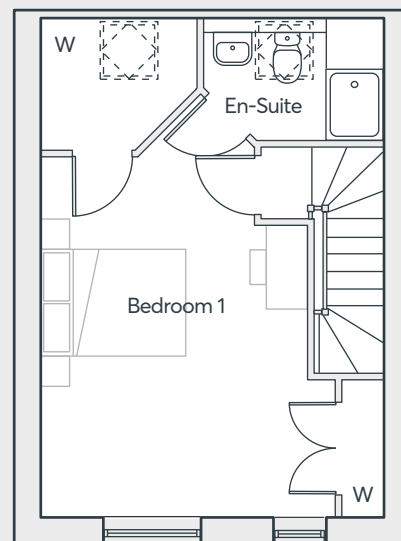
 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE HIERO

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

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FOUR
BEDROOM
HOME

THE HANNINGTON

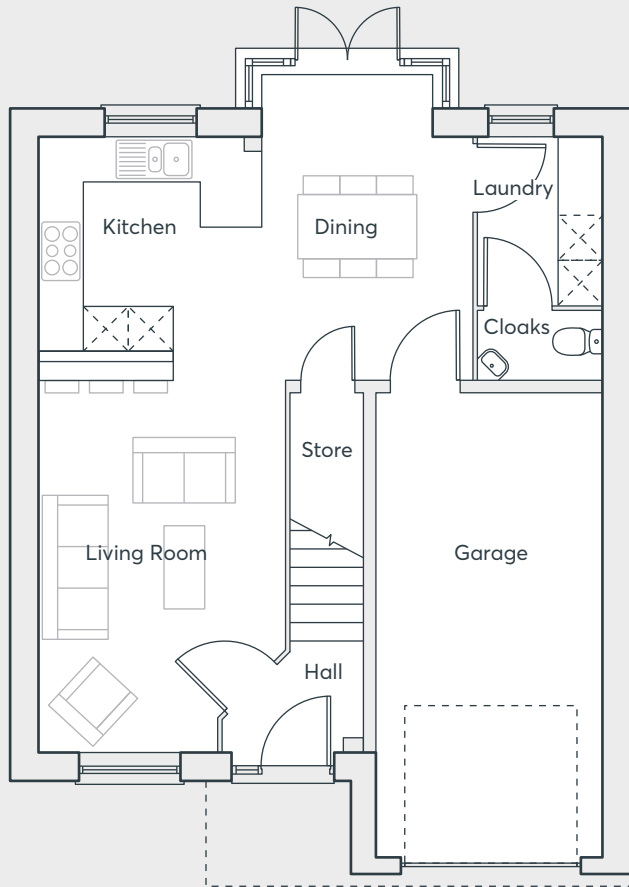
- Kitchen/dining room with French doors to the garden
- Laundry room off kitchen
- Downstairs cloakroom
- Family bathroom with bath
- Master bedroom with en-suite and built-in wardrobe
- Bedroom 2 with built-in store cupboard
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**FOUR
BEDROOM
HOME**

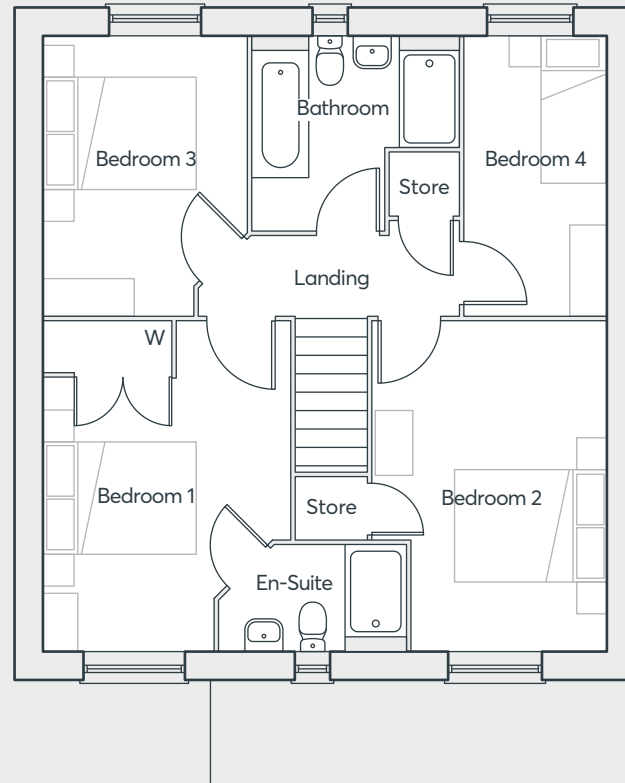
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THE HANNINGTON



GROUND FLOOR



FIRST FLOOR

**FOUR
BEDROOM
HOME**

Living Room	4.48m × 3.28m	16'0" × 10'9"
Kitchen/Dining	5.74m × 3.30m	18'10" × 10'10"
Cloakroom	1.66m × 0.90m	5'5" × 2'11"
Garage	3.03m × 6.15m	9'11" × 20'2"
Bedroom 1	4.36m × 3.28m	14'4" × 10'9"
En-Suite	2.44m × 1.40m	8'0" × 4'7"
Bedroom 2	4.36m × 3.11m	14'4" × 10'2"
Bedroom 3	3.73m × 2.45m	12'3" × 8'0"
Bedroom 4	3.73m × 2.15m	12'3" × 7'1"
Bathroom	2.72m × 2.59m	8'11" × 8'6"

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THE EDWENA

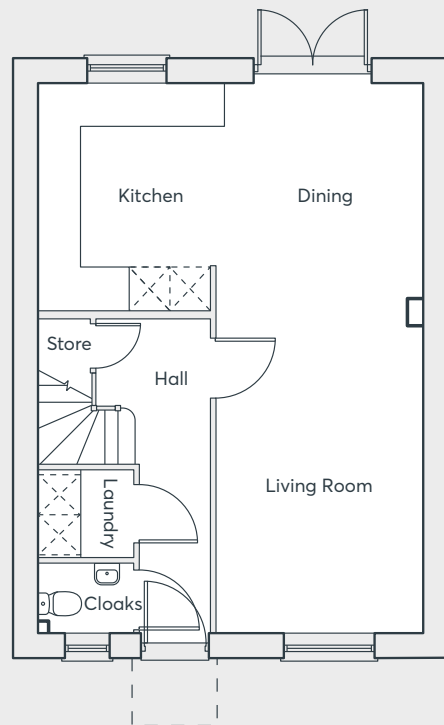
- Open plan kitchen, dining and living room
- Integrated kitchen appliances
- French doors to the garden
- Downstairs cloakroom
- Laundry room
- Under stairs storage cupboard
- Master bedroom with en-suite and built-in wardrobe
- Family bathroom with bath and shower
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

**THREE
BEDROOM
HOME**

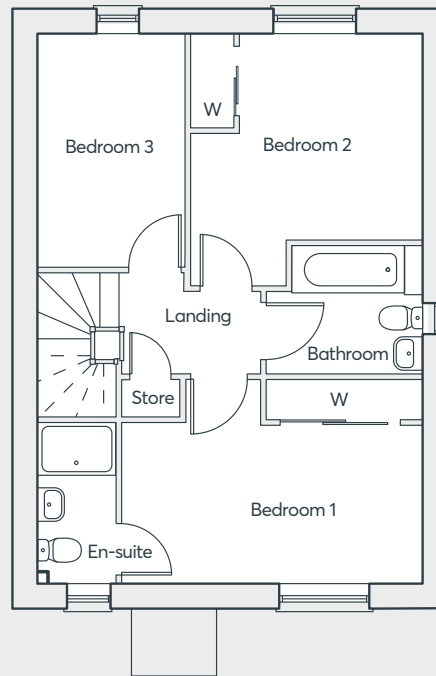
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NEWPORT

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THE EDWENA



GROUND FLOOR



FIRST FLOOR

Living Room	3.13m × 4.85m	10'3" × 15'11"
Kitchen/Dining	5.81m × 3.43m	19'1" × 11'3"
Laundry	1.45m × 1.30m	4'9" × 4'3"
Cloakroom	1.45m × 1.05m	4'9" × 3'5"
Bedroom 1	4.52m × 2.42m	14'10" × 7'11"
En-suite	2.44m × 1.20m	8'0" × 3'11"
Bedroom 2	3.10m × 3.48m	10'2" × 11'5"
Bedroom 3	3.50m × 2.28m	11'6" × 7'6"
Bathroom	2.37m × 1.94m	7'9" × 6'4"

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**THREE
BEDROOM
HOME**

 **ST.MODWEN
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THE CHICHESTER

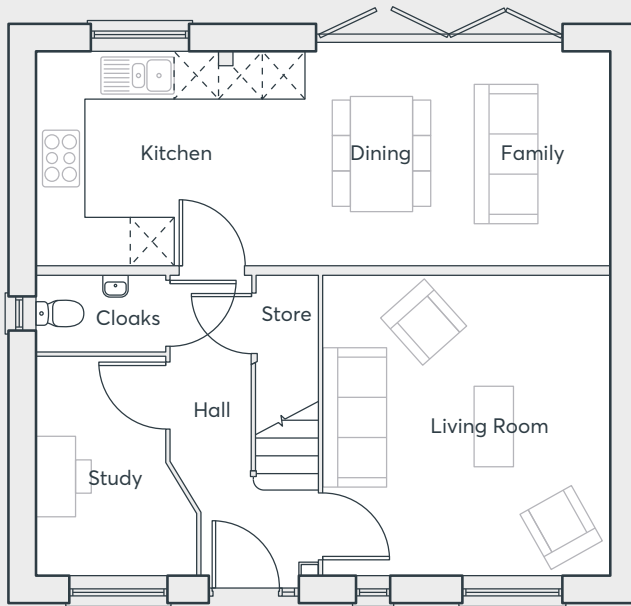
- Open plan kitchen, dining and family room with bi-folding doors onto garden
- Separate study to ground floor
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Family bathroom with bath and shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**FOUR
BEDROOM
HOME**

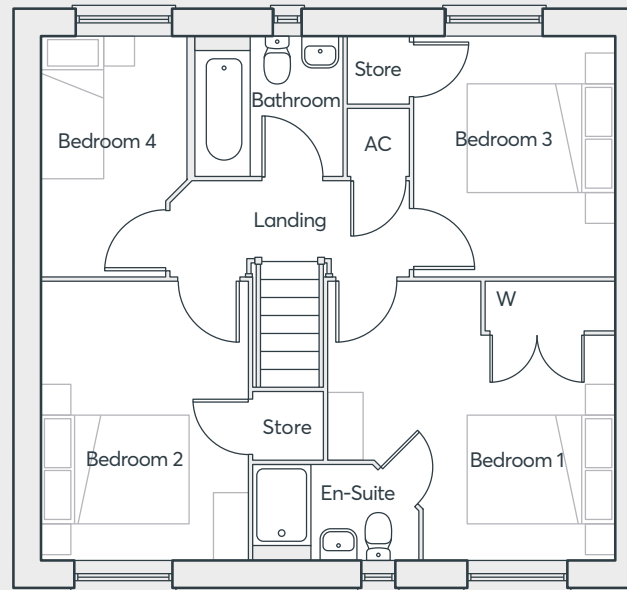
STILLWATER AT GLAN LLYN
NEWPORT

 **ST.MODWEN
HOMES**

THE CHICHESTER



GROUND FLOOR



FIRST FLOOR

Living Room	4.10m × 3.60m	13'5" × 11'10"
Kitchen	7.84m × 2.91m	25'8" × 9'7"
Study	3.00m × 2.17m	9'10" × 7'1"
Cloakroom	1.74m × 1.01m	5'9" × 3'4"
Bedroom 1	3.81m × 3.60m	12'6" × 11'10"
En-suite	2.18m × 1.31m	7'2" × 4'4"
Bedroom 2	3.81m × 3.09m	12'6" × 10'2"
Bedroom 3	3.27m × 2.42m	10'9" × 7'11"
Bedroom 4	3.27m × 2.15m	10'9" × 7'1"
Bathroom	2.17m × 1.90m	7'1" × 6'3"

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**FOUR
BEDROOM
HOME**

THE KEA

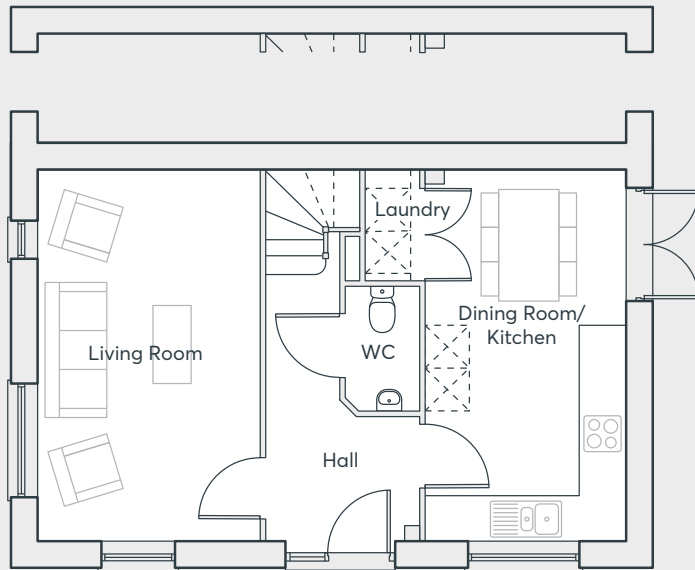
- Kitchen/dining room with French doors to the garden
- Separate store room off the kitchen
- Downstairs cloakroom
- Master bedroom with built-in wardrobe, en-suite and French doors
- Family bathroom with bath
- Full gas fired central heating
- Double glazing and high-performance insulation throughout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

THREE BEDROOM HOME

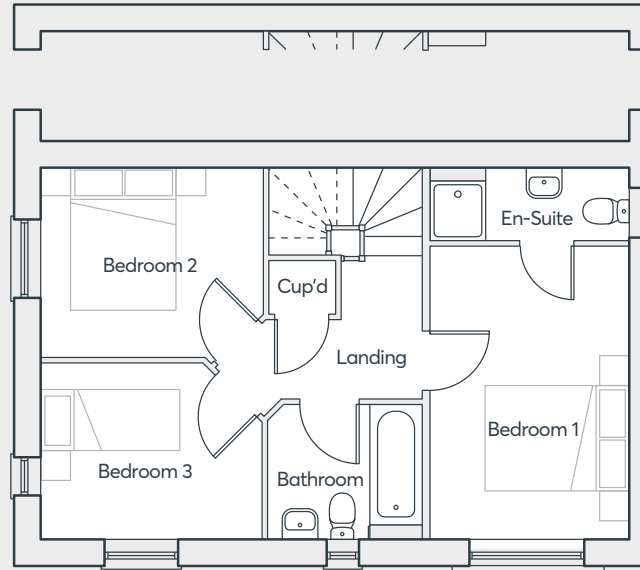
STILLWATER AT GLAN LLYN
NEWPORT



THE KEA



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**

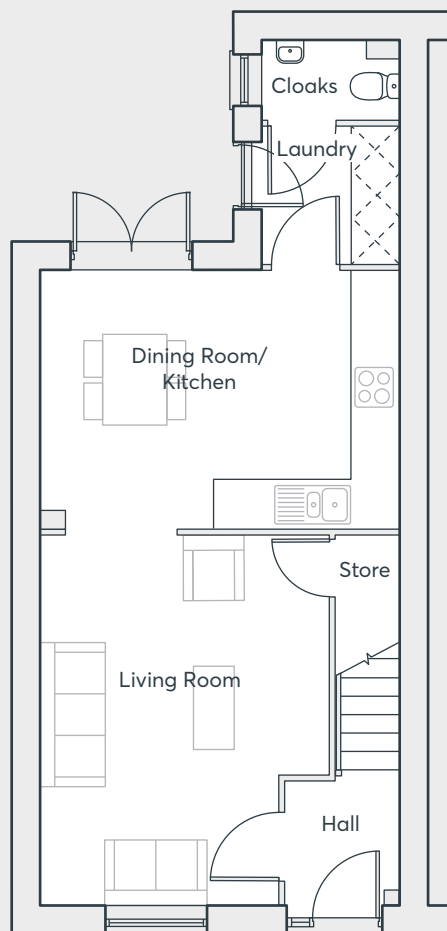
THE HOUGHTON

- 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 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

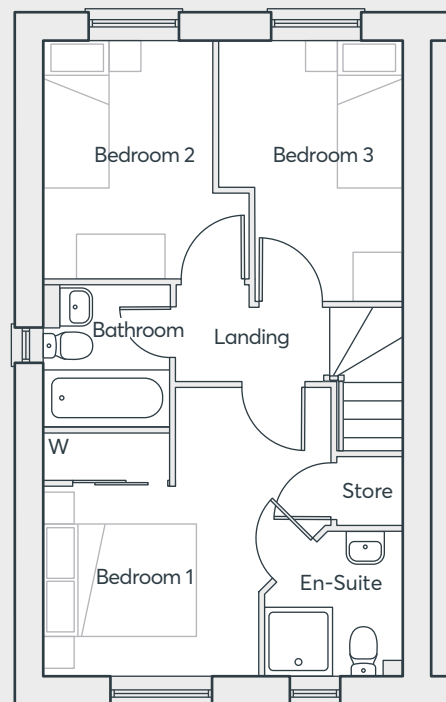
**THREE
BEDROOM
HOME**

STILLWATER AT GLAN LLYN
NEWPORT

 **ST.MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR

THE HOUGHTON

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

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**THREE
BEDROOM
HOME**

THE MIRIN

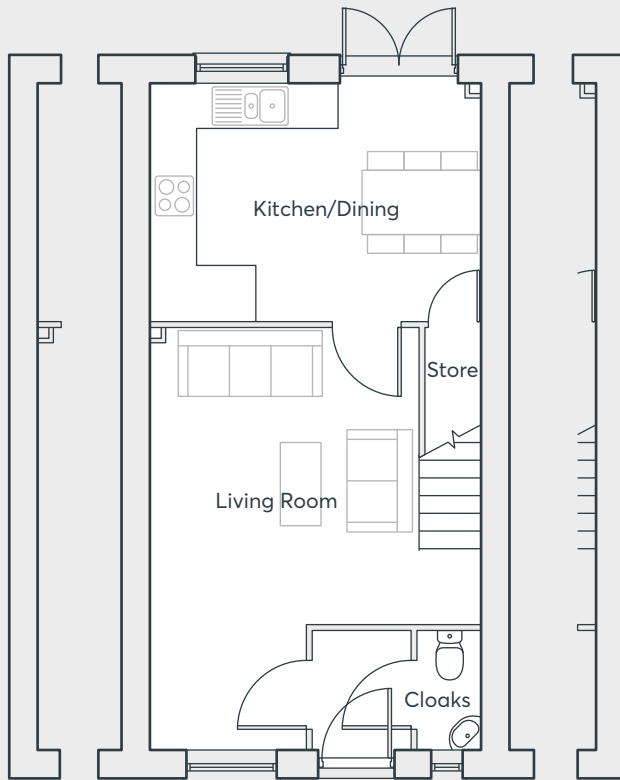
- Open plan living/dining room and kitchen with French doors to the garden
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Family bathroom with bath
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**THREE
BEDROOM
HOME**

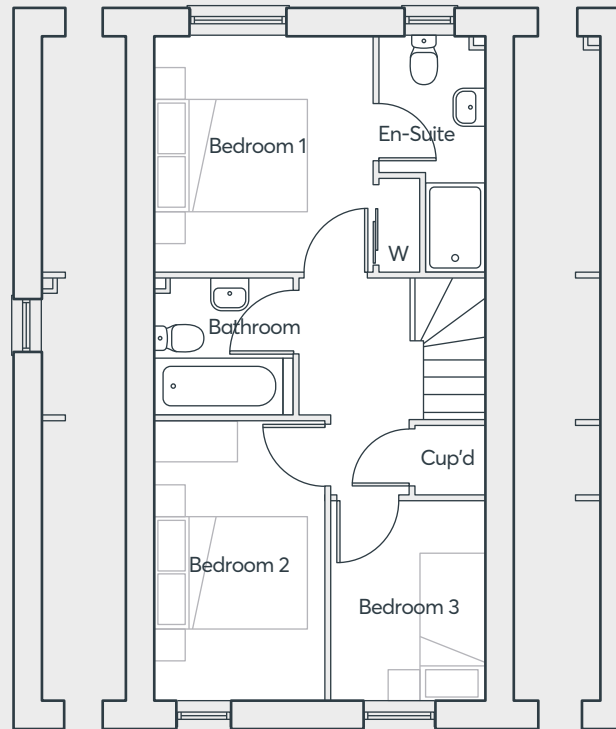
STILLWATER AT GLAN LLYN
NEWPORT

 **ST.MODWEN
HOMES**

THE MIRIN



GROUND FLOOR



FIRST FLOOR

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

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**THREE
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE LAWRENCE v1

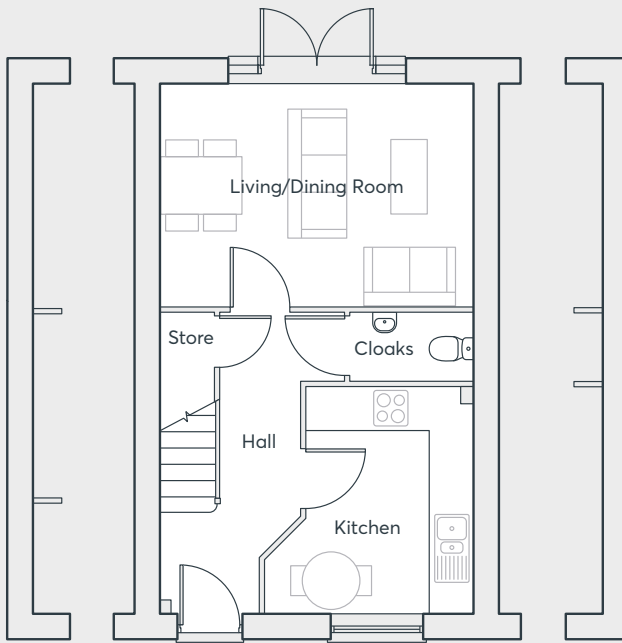
- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Double glazing and high-performance insulation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

**THREE
BEDROOM
HOME**

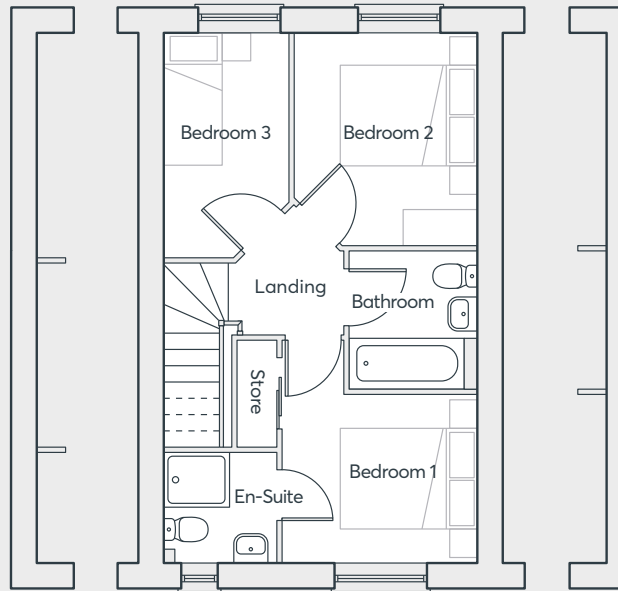
STILLWATER AT GLAN LLYN
NEWPORT

 **ST.MODWEN
HOMES**

THE LAWRENCE V1



GROUND FLOOR



FIRST FLOOR

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

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**THREE
BEDROOM
HOME**

THE LAWRENCE V2

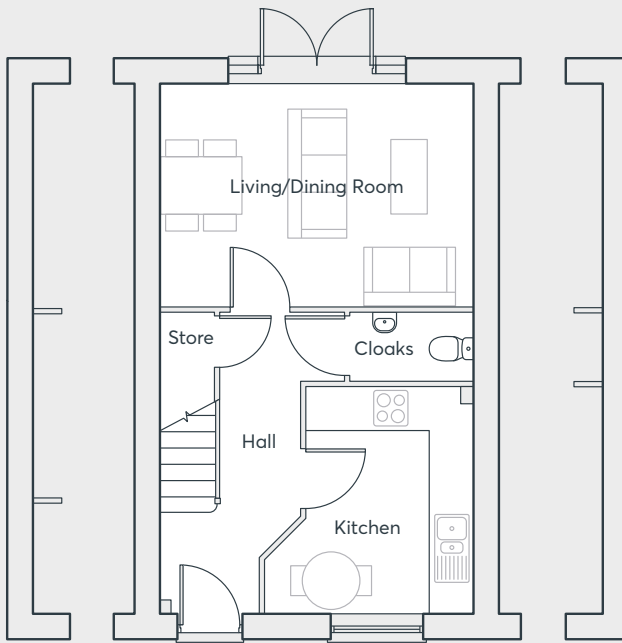
- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Double glazing and high-performance insulation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

**THREE
BEDROOM
HOME**

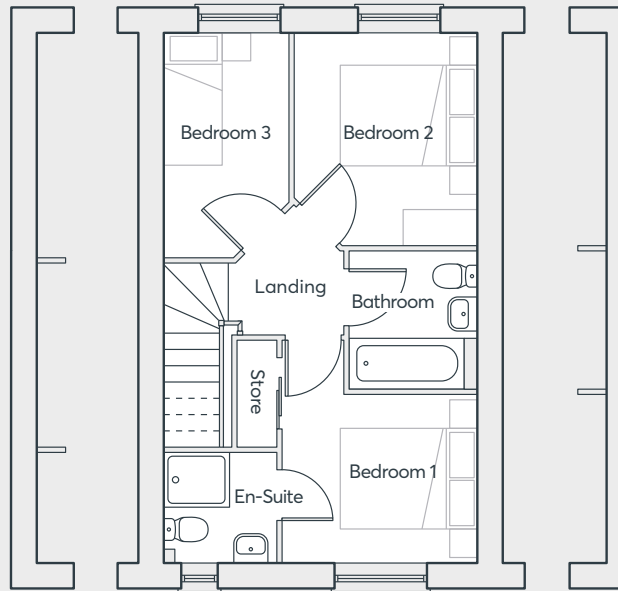
STILLWATER AT GLAN LLYN
NEWPORT

 **ST.MODWEN
HOMES**

THE LAWRENCE V2



GROUND FLOOR



FIRST FLOOR

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

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**THREE
BEDROOM
HOME**



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

stmodwenhomes.co.uk