

Development Layout



HENDREFOILAN PARK



**ST.MODWEN
HOMES**

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



THE ALMOND

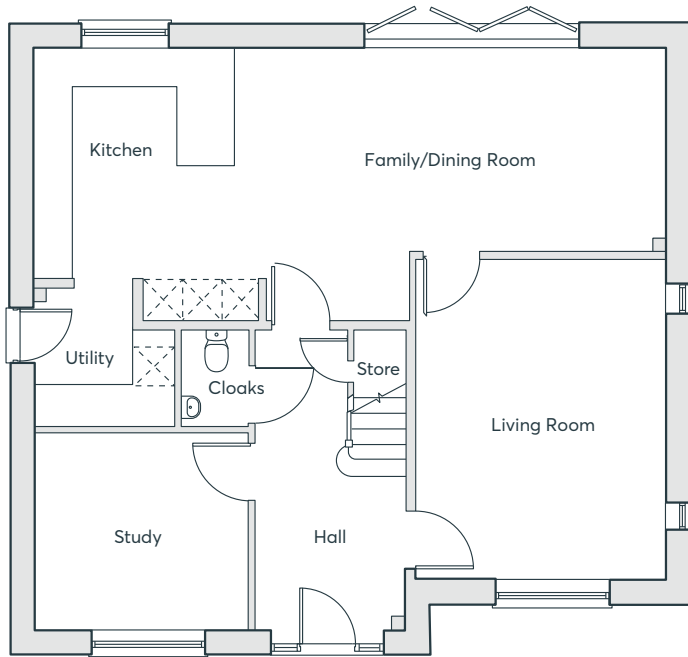
- Open plan kitchen/dining/family room with bi-folding doors to the garden
- Laundry room off the kitchen
- Downstairs cloakroom
- Separate study
- Master bedroom with en-suite and walk-in wardrobe
- En-suite to bedroom 2 and bedroom 3
- Fully fitted family bathroom
- Full gas fired central heating
-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

**FIVE
BEDROOM
HOME**

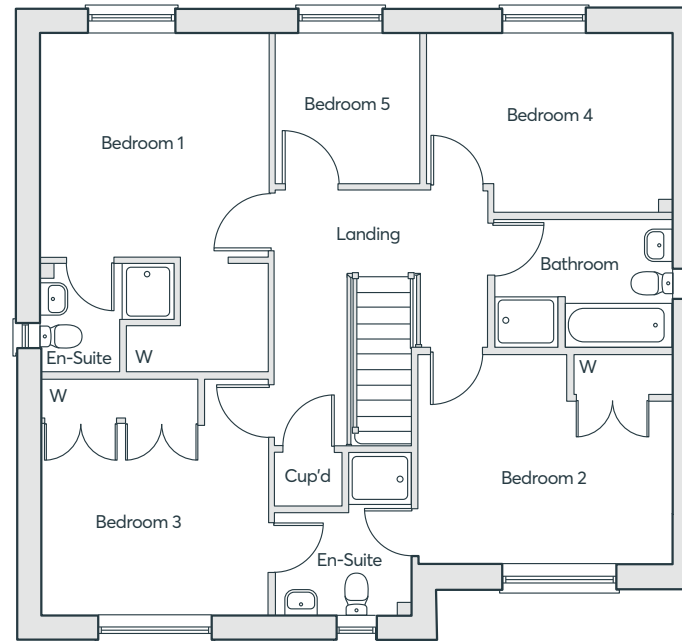
**HENDREFOILAN PARK
SWANSEA**

 **ST. MODWEN
HOMES**

THE ALMOND



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	4.25m x 9.86m	13'11" x 32'4"
Living Room	5.01m x 3.90m	16'5" x 12'10"
Study	3.37m x 3.08m	11'1" x 10'1"
Utility	2.22m x 2.15m	7'4" x 7'1"
Cloakroom	1.50m x 1.06m	4'11" x 3'6"
Bedroom 1	3.57m x 3.49m	11'8" x 11'5"
En-suite	2.56m x 2.13m	8'5" x 7'0"
Bedroom 2	3.96m x 3.30m	13'0" x 10'10"
En-suite	2.10m x 1.69m	6'10" x 5'6"
Bedroom 3	3.70m x 3.57m	12'2" x 11'8"
Bedroom 4	3.84m x 2.80m	12'7" x 9'2"
Bedroom 5	2.34m x 2.25m	7'8" x 7'5"
Bathroom	2.79m x 2.01m	9'2" x 6'7"

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**FIVE
BEDROOM
HOME**

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HOMES**

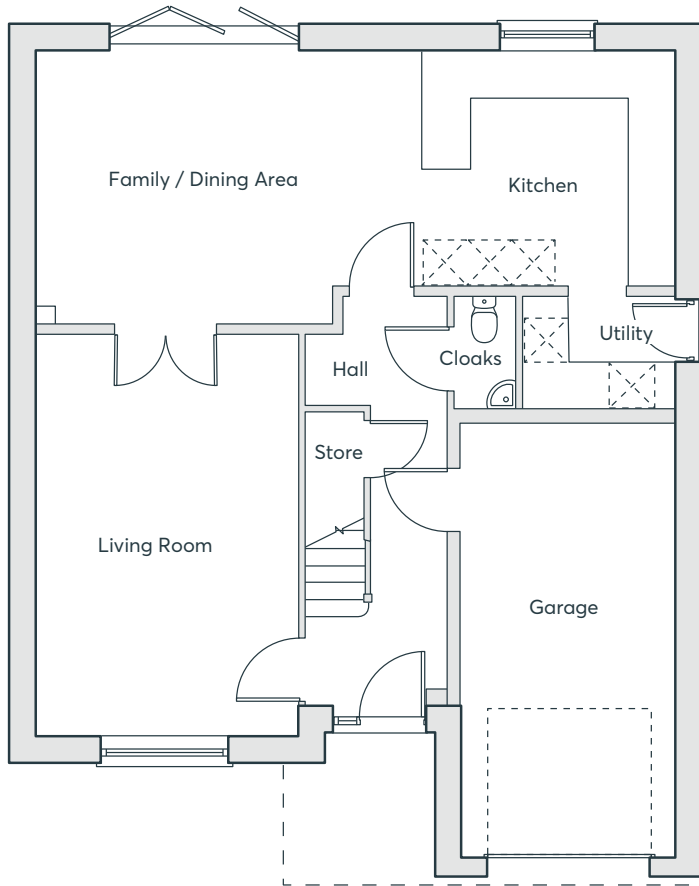
THE KEYNE

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

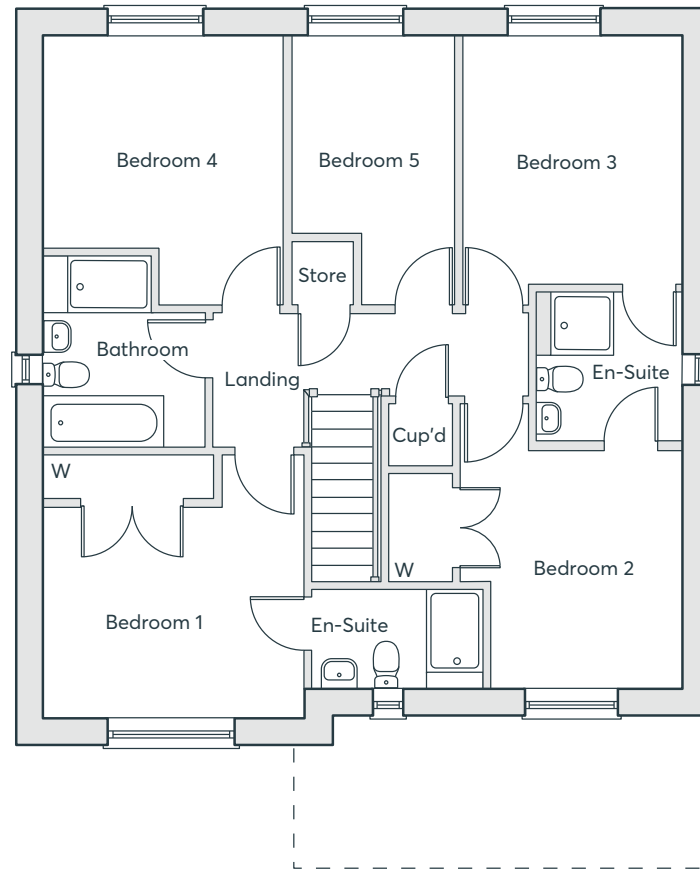
**FIVE
BEDROOM
HOME**

**HENDREFOILAN PARK
SWANSEA**

 **ST. MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR

THE KEYNE

Kitchen/Dining	8.96m × 3.82m	29'5" × 12'6"
Living Room	5.66m × 3.67m	18'7" × 12'1"
Utility	2.15m × 1.59m	7'1" × 5'2"
Cloakroom	1.59m × 0.87m	5'2" × 2'10"
Bedroom 1	3.72m × 3.65m	12'3" × 12'0"
En-suite	2.12m × 2.05m	7'0" × 6'9"
Bedroom 2	4.01m × 3.13m	13'2" × 10'3"
En-suite	2.41m × 1.40m	7'11" × 4'7"
Bedroom 3	3.81m × 3.09m	12'6" × 10'2"
Bedroom 4	3.81m × 3.37m	12'6" × 11'1"
Bedroom 5	3.81m × 2.30m	12'6" × 7'7"
Bathroom	2.70m × 2.27m	8'10" × 7'5"

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FIVE BEDROOM HOME



THE CUTHBERT

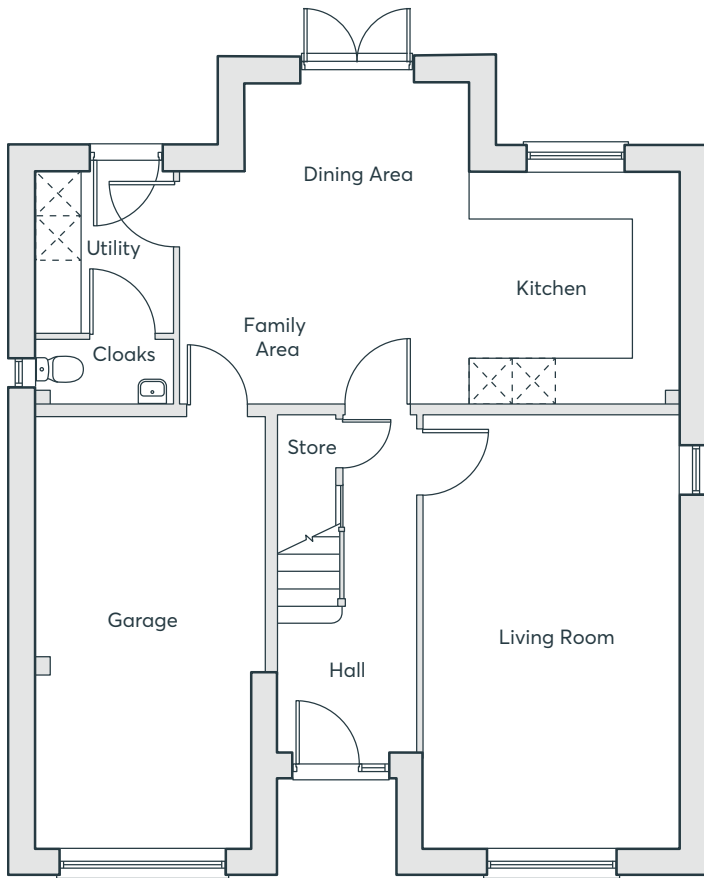
- Large open plan kitchen/dining/family room with French doors to the garden
- Integral garage with internal access door
- Separate living room
- Laundry room off the kitchen
- Downstairs cloakroom
- Master bedroom with en-suite and built in wardrobes
- En-suite to bedroom two
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**FOUR
BEDROOM
HOME**

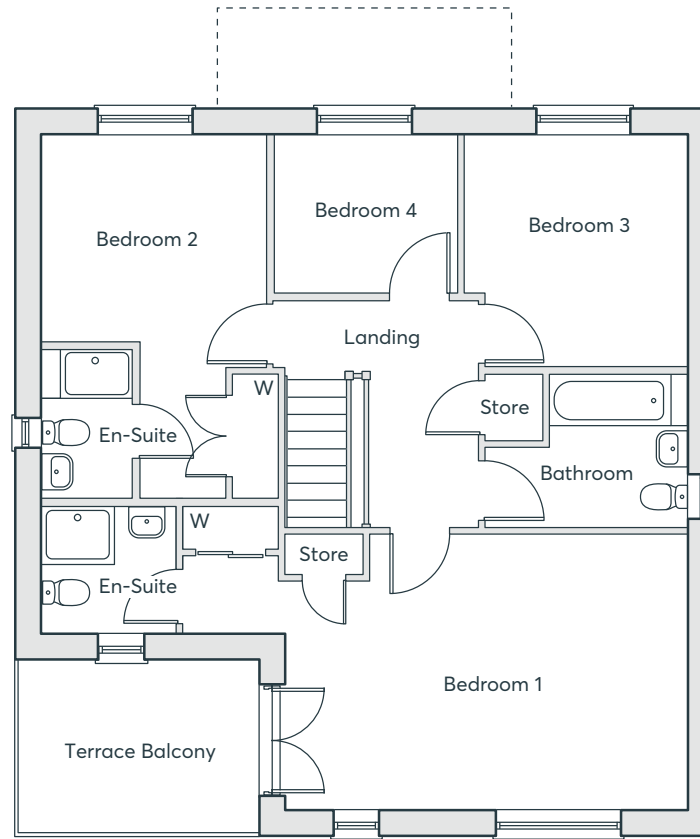
**HENDREFOILAN PARK
SWANSEA**

 **ST. MODWEN
HOMES**

THE CUTHBERT



GROUND FLOOR



FIRST FLOOR

Kitchen /Dining	6.95m × 4.47m	22'10" × 14'8"
Living	6.03m × 3.56m	19'9" × 11'8"
Utility	2.24m × 1.93m	7'4" × 6'4"
Cloakroom	1.93m × 0.90m	6'4" × 2'11"
Bedroom 1	5.56m × 3.85m	18'4" × 12'8"
En-suite	1.35m × 1.77m	4'6" × 5'10"
Bedroom 2	3.12m × 2.89m	10'3" × 9'6"
En-suite	1.26m × 2.08m	4'2" × 6'10"
Bedroom 3	3.22m × 3.09m	10'7" × 10'2"
Bedroom 4	2.55m × 2.21m	8'4" × 7'3"
Bathroom	2.80m × 2.13m	9'2" × 7'0"

**FOUR
BEDROOM
HOME**

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THE BARLOW

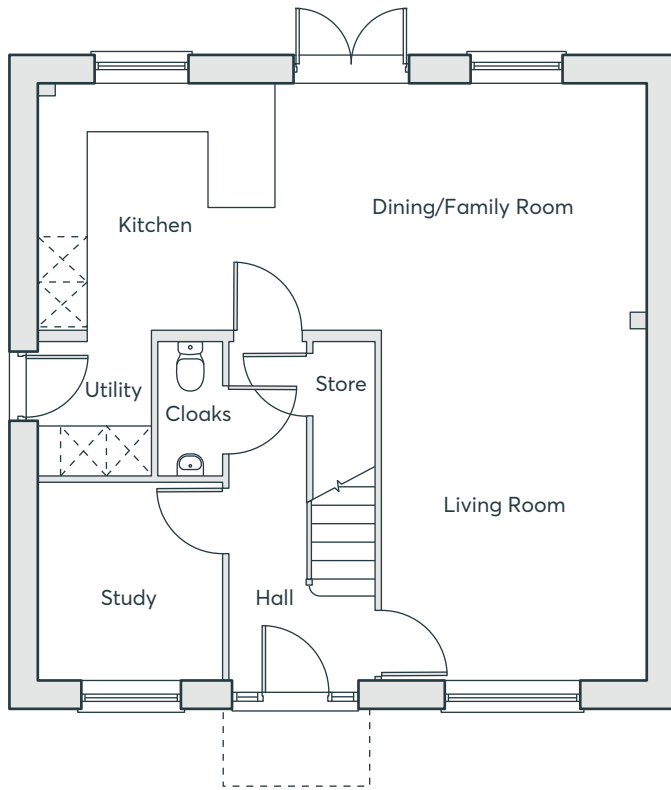
- Open plan dining/family/living room and kitchen with integrated appliances and French doors to the garden
- Separate study
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Full gas fired central heating
- Double glazing and high-performance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

**FOUR
BEDROOM
HOME**

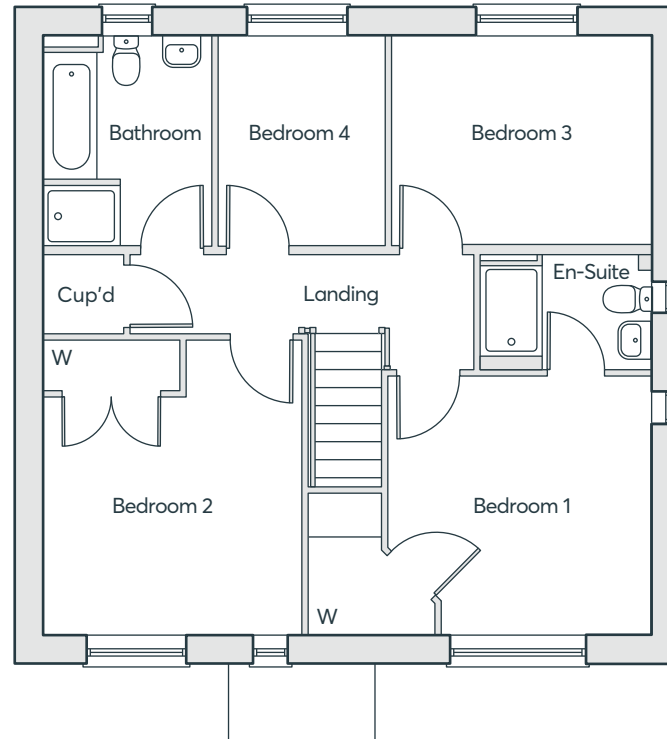
**HENDREFOILAN PARK
SWANSEA**

 **ST. MODWEN
HOMES**

THE BARLOW



GROUND FLOOR



FIRST FLOOR

Kitchen	4.55m x 3.29m	14'11" x 10'9"
Dining/Family	4.91m x 3.29m	16'1" x 10'9"
Living Room	7.95m x 3.51m	26'1" x 11'6"
Study	2.65m x 2.45m	8'8" x 8'0"
Utility	1.77m x 1.50m	5'10" x 4'11"
Cloakroom	1.77m x 0.86m	5'10" x 2'10"
Bedroom 1	5.31m x 3.45m	17'5" x 11'4"
En-suite	2.28m x 1.52m	7'6" x 5'0"
Bedroom 2	3.92m x 3.42m	12'10" x 11'3"
Bedroom 3	3.45m x 2.78m	11'4" x 9'1"
Bedroom 4	2.80m x 2.21m	9'2" x 7'3"
Bathroom	2.80m x 2.23m	9'2" x 7'4"

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**FOUR
BEDROOM
HOME**

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THE CHICHESTER

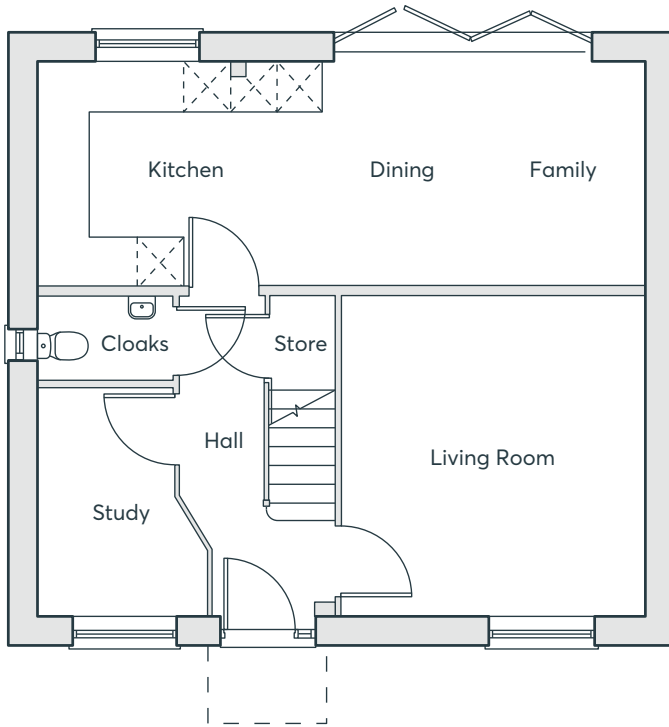
- Open plan kitchen, dining and family room with bi-folding doors onto garden
- Separate study to ground floor
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Optional built-in wardrobe to bedroom two*
- Full gas fired central heating
- Double glazing and high performance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

**FOUR
BEDROOM
HOME**

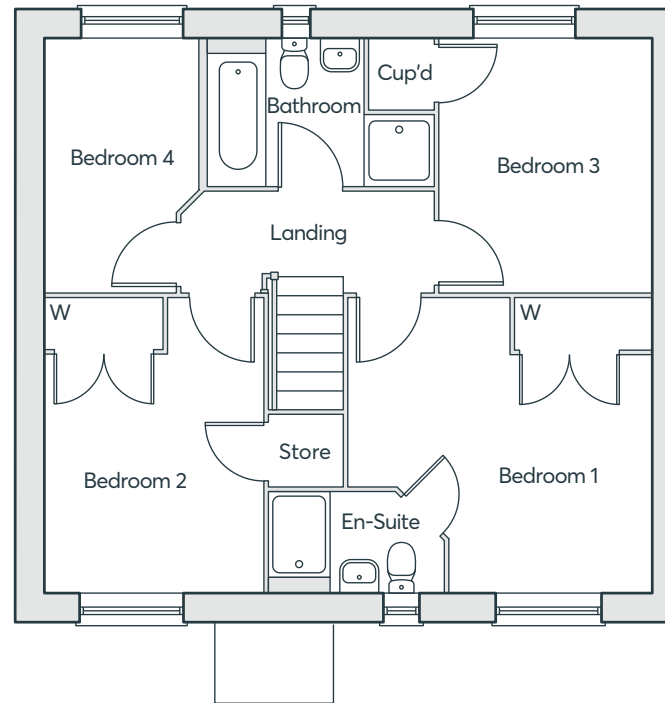
**HENDREFOILAN PARK
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HOMES**

THE CHICHESTER



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining/Family

7.84m x 2.91m 25'8" x 9'7"

Living Room

4.10m x 3.92m 13'5" x 12'10"

Study

3.00m x 2.17m 9'10" x 7'1"

Cloakroom

1.74m x 1.09m 5'9" x 3'7"

Bedroom 1

3.92m x 3.80m 12'10" x 12'6"

En-suite

2.26m x 1.31m 7'5" x 4'4"

Bedroom 2

3.80m x 2.79m 12'6" x 9'2"

Bedroom 3

3.27m x 2.75m 10'9" x 9'0"

Bedroom 4

3.27m x 1.98m 10'9" x 6'6"

Bathroom

2.91m x 1.90m 9'6" x 6'3"

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THE CLERMONT

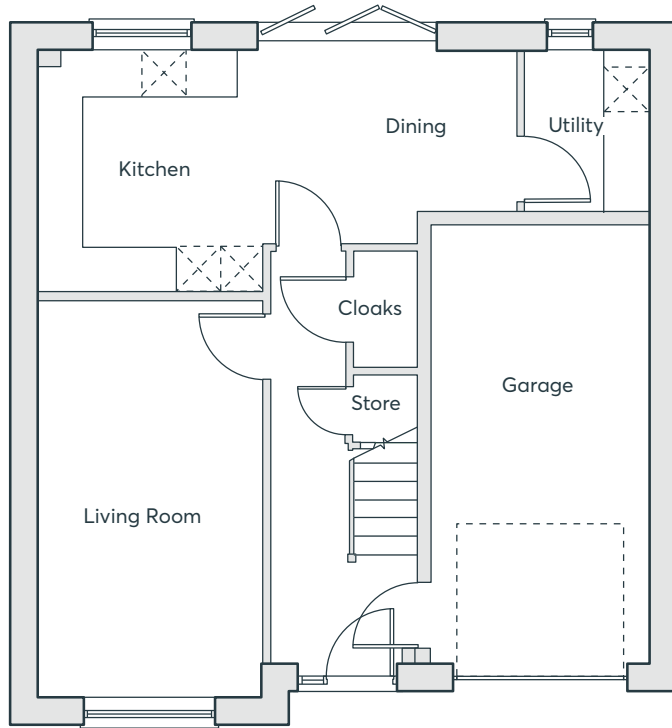
- Integral garage with internal access door
- Spacious kitchen/dining room with access to rear garden via bi-folding doors
- Living room with storage space
- Four bedrooms upstairs with the master bedroom featuring an en suite shower room and Juliet balcony
- Fully fitted family bathroom
- Full gas fired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

**FOUR
BEDROOM
HOME**

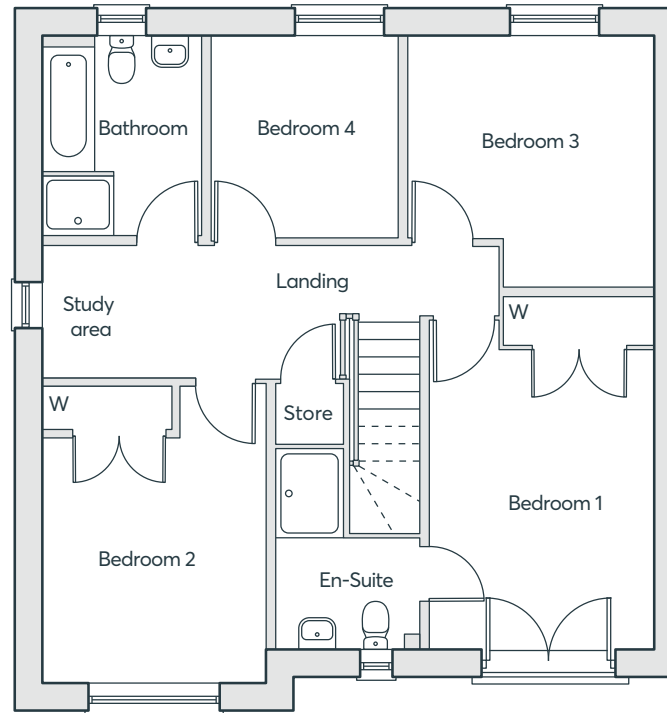
**HENDREFOILAN PARK
SWANSEA**

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HOMES**

THE CLERMONT



GROUND FLOOR



FIRST FLOOR

Kitchen/Diner	6.56m × 3.34m	21'7" × 10'11"
Living Room	3.11m × 5.40m	10'2" × 17'8"
Cloakroom	0.90m × 1.60m	2'11" × 5'3"
Utility	1.75m × 2.21m	5'9" × 7'3"
Bedroom 1	4.08m × 3.10m	13'5" × 10'2"
En-suite	2.71m × 1.99m	8'11" × 6'6"
Bedroom 2	3.11m × 4.05m	10'2" × 13'3"
Bedroom 3	3.48m × 3.38m	11'5" × 11'1"
Bedroom 4	2.79m × 2.59m	9'2" × 8'6"
Garage max	6.04m × 3.05m	19'10" × 10'0"

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HOMES**

THE GARNET

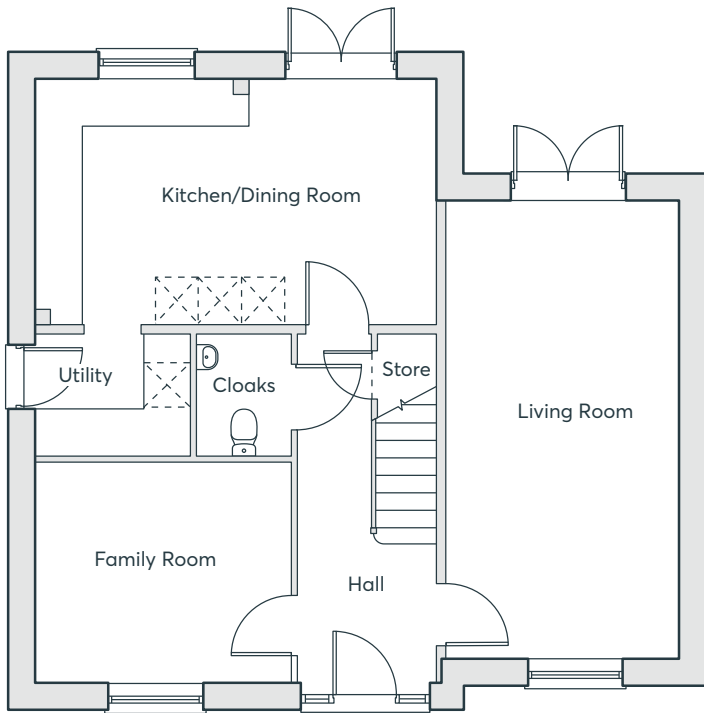
- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Living room with French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Master bedroom with en-suite and walk-in wardrobe
- Full gas fired central heating
- Double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

**FOUR
BEDROOM
HOME**

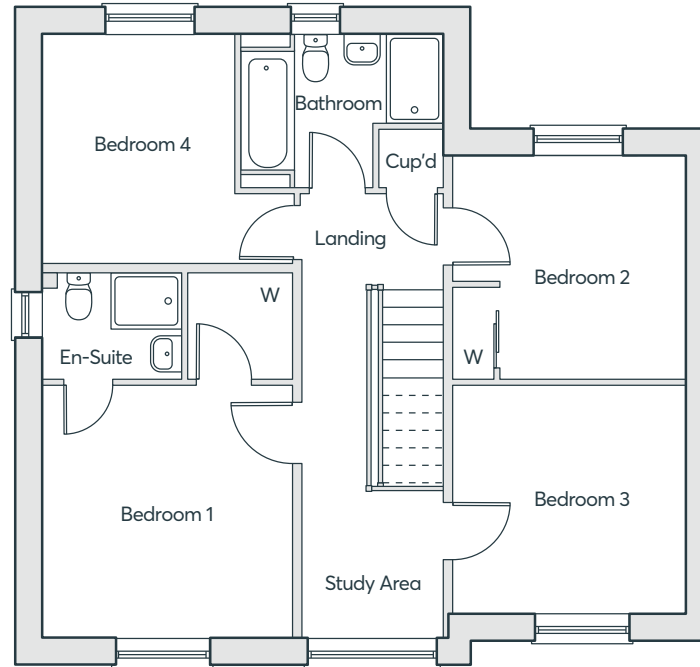
**HENDREFOILAN PARK
SWANSEA**

 **ST.MODWEN
HOMES**

THE GARNET



GROUND FLOOR



FIRST FLOOR

Kitchen	3.41m × 3.60m	11'2" × 11'10"
Dining	3.41m × 2.05m	11'2" × 6'9"
Living Room	6.37m × 3.23m	20'11" × 10'7"
Family room	3.07m × 3.56m	10'1" × 11'8"
Utility	1.68m × 2.16m	5'6" × 7'1"
Cloakroom	1.68m × 1.31m	5'6" × 4'4"
Bedroom 1	3.53m × 3.48m	11'7" × 11'5"
En-suite	1.51m × 1.95m	4'11" × 6'5"
Bedroom 2	3.08m × 3.29m	10'1" × 10'9"
Bedroom 3	3.21m × 3.26m	10'6" × 10'8"
Bedroom 4	3.17m × 3.51m	10'5" × 11'6"
Bathroom	2.11m × 2.82m	6'11" × 9'3"

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 **ST.MODWEN
HOMES**

THE HEXHAM

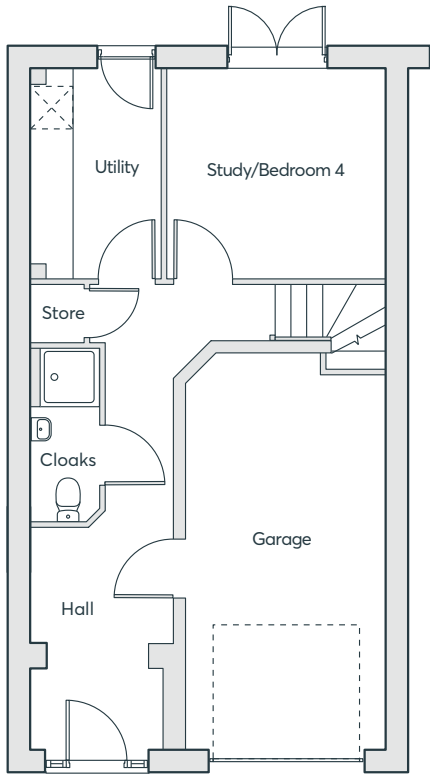
- Three storey home with integral garage
- Utility room with access to garden
- First floor living room with outdoor terrace
- Spacious kitchen/dining room
- Master bedroom with en suite shower room
- Two further good sized bedrooms on second floor
- Bedroom four could alternatively be used as a study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

**FOUR
BEDROOM
HOME**

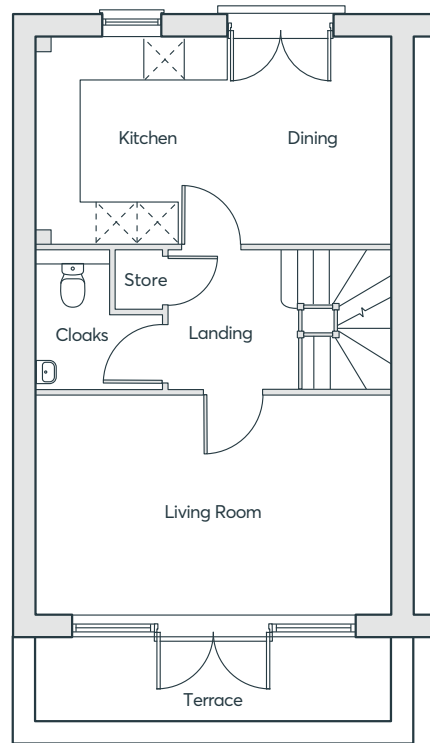
**HENDREFOILAN PARK
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HOMES**

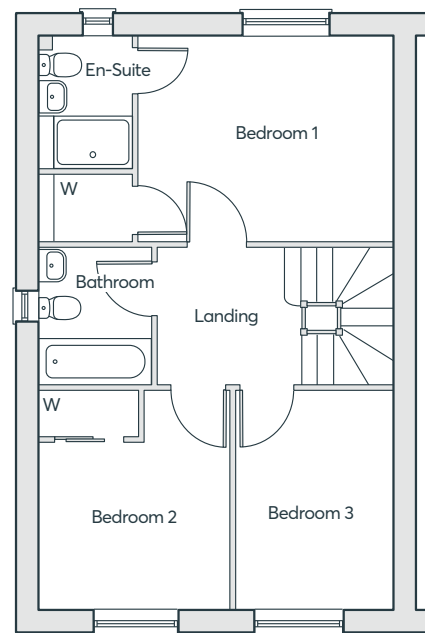
THE HEXHAM



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Study/Bed 4	3.30m × 3.16m	10'10" × 10'4"
Utility	3.16m × 1.97m	10'4" × 6'6"
WC 2 max	2.66m × 1.04m	8'9" × 3'5"
Kitchen	5.36m × 3.13m	17'7" × 10'3"
Living Room	5.36m × 3.31m	17'7" × 10'10"
WC max	1.89m × 1.89m	6'3" × 6'2"
Bedroom 1	3.13m × 3.87m	10'3" × 12'8"
En-suite	2.05m × 1.40m	6'9" × 4'7"
Bedroom 2 max	3.31m × 2.87m	10'10" × 9'5"
Bedroom 3	3.31m × 2.38m	10'10" × 7'10"
Bathroom	2.09m × 1.70m	6'10" × 5'7"
Garage max	6.04m × 3.05m	19'10" × 10'0"

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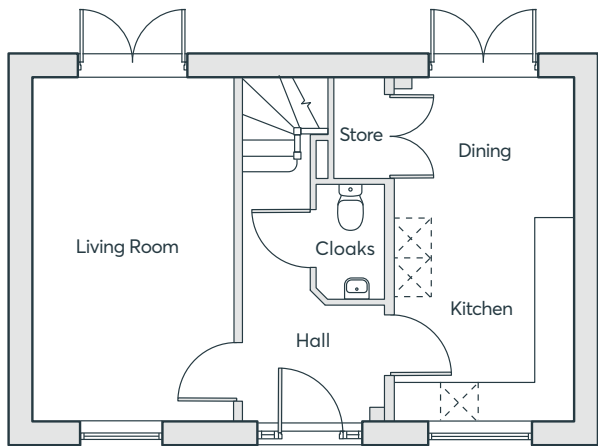
THE PARIS

- 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

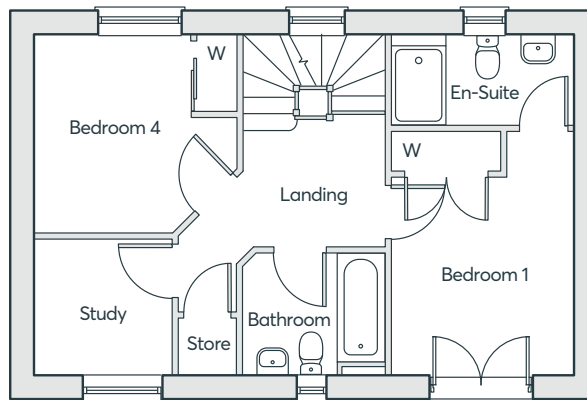
**FOUR
BEDROOM
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**HENDREFOILAN PARK
SWANSEA**

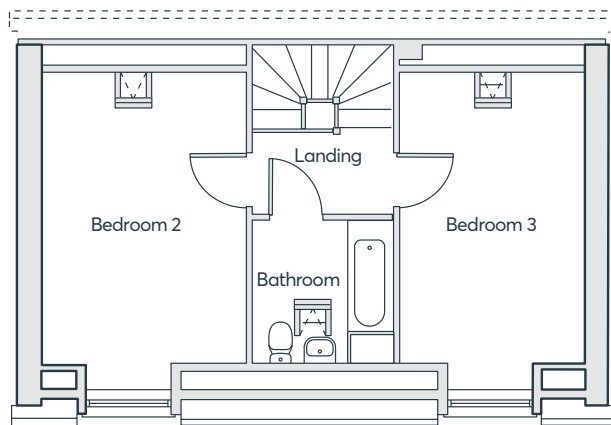
 **ST. MODWEN
HOMES**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE PARIS

Kitchen	3.10m x 2.77m	10'2" x 9"1"
Dining	2.15m x 2.77m	7'1" x 9'1"
Living Room	5.25m x 3.07m	17'3" x 10'1"
Cloakroom	1.75m x 1.03m	5'9" x 3'4"
Bedroom 1	3.74m x 2.83m	12'3" x 9'3"
En-suite	1.42m x 2.83m	4'8" x 9'3"
Bedroom 4	3.05m x 3.13m	10'0" x 10'3"
Study	2.11m x 2.14m	6'11" x 7'0"
Bathroom	1.90m x 2.16m	6'3" x 7'1"
Bedroom 2	4.86m x 3.13m	15'11" x 10'3"
Bedroom 3	4.86m x 2.83m	15'11" x 9'3"
Bathroom	2.19m x 2.15m	7'2" x 7'1"

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FOUR BEDROOM HOME

THE OSWALD

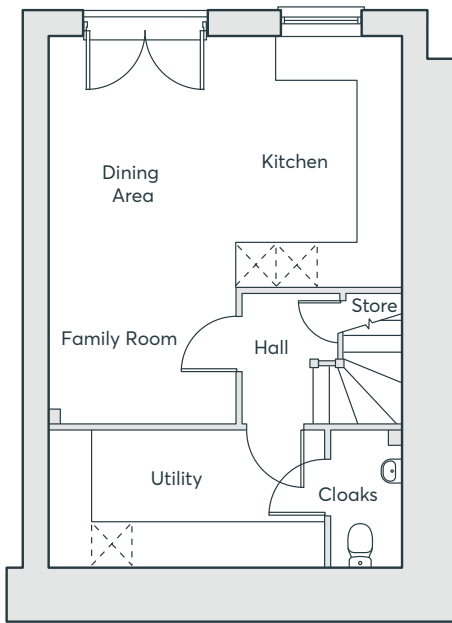
- Three storey home
- Utility room
- Open plan kitchen diner with French doors to the garden
- First floor living room with Juliette balcony
- Master bedroom with en suite shower room
- Three further good sized bedrooms • Bedroom four could alternatively be used as a study
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**FOUR
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HOME**

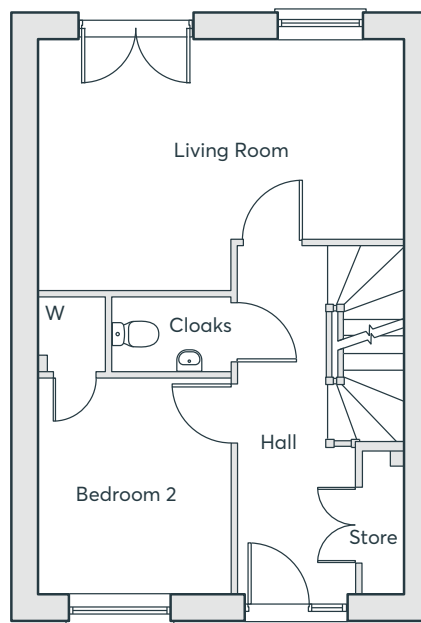
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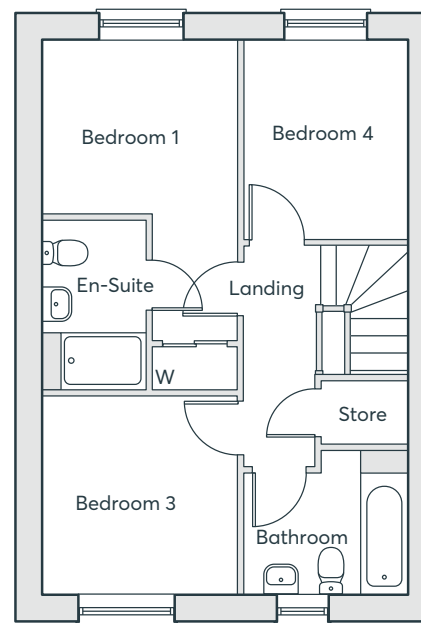
THE OSWALD



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining/Family

5.20m × 5.70m 11'11" × 12'8"

Utility

4.07m × 2.01m 8'6" × 4'2"

Lounge

5.20m × 3.67m 11'11" × 7'9"

WC 2

2.07m × 1.04m 4'2" × 2'2"

WC

1.68m × 1.06m 3'5" × 2'2"

Bedroom 1

2.77m × 2.44m 5'8" × 5'2"

En-Suite

1.48m × 1.06m 3'1" × 2'2"

Bedroom 3

2.77m × 2.79m 5'8" × 5'9"

Bedroom 4

2.35m × 2.90m 5'0" × 5'9"

Bathroom

2.35m × 2.01m 4'9" × 4'2"

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FOUR
BEDROOM
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 **ST.MODWEN
HOMES**



THE AIDAN

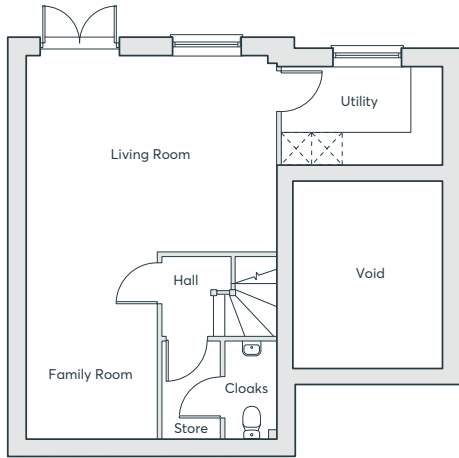
- Three storey home
- Utility room
- Open plan kitchen diner with French doors to the garden
- First floor living room with Juliette balcony
- Master bedroom with en suite shower room
- Three further good sized bedrooms • Bedroom four could alternatively be used as a study
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**FOUR
BEDROOM
HOME**

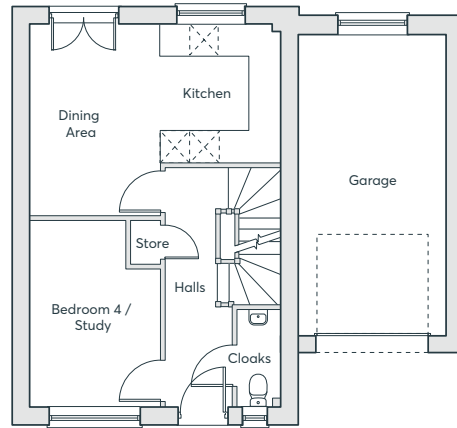
**HENDREFOILAN PARK
SWANSEA**

 **ST.MODWEN
HOMES**

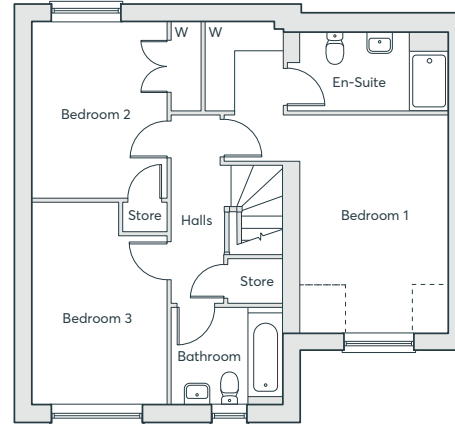
THE AIDAN



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Living Room	5.09m × 4.00m	10'7" × 8'5"
Family Room	2.67m × 3.79m	5'6" × 8'0"
Utility	3.29m × 2.00m	6'9" × 4'2"
WC 2	1.05m × 1.99m	2'2" × 4'2"
Kitchen/Diner	5.09m × 3.90m	10'7" × 8'3"
Study/Bed 4	2.64m × 1.89m	5'6" × 8'0"
WC	0.9m × 1.99m	1'9" × 4'2"
Bedroom 1	3.02m × 4.44m	6'4" × 9'3"
En-Suite	3.29m × 1.57m	6'9" × 3'3"
Bedroom 2	3.41m × 3.57m	7'2" × 7'5"
Bedroom 3	5.7m × 8.74m	4'1" × 2'7"
Bathroom	4.8m × 4.2m	2'3" × 2'0"

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**FOUR
BEDROOM
HOME**





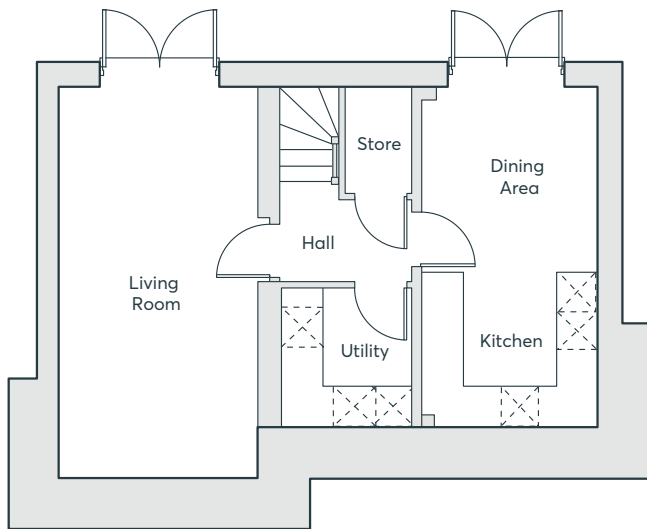
THE JUDE

- Open plan kitchen diner with French doors to the garden
- Living room with French doors to the garden
- Separate study/bedroom four with fitted wardrobe and store cupboard
- Downstairs cloakroom with shower
- Ground floor family room
- Laundry room
- Master bedroom with built-in wardrobe and en-suite
- Built-in wardrobe to bedroom two
- Family bathroom with bath and shower
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

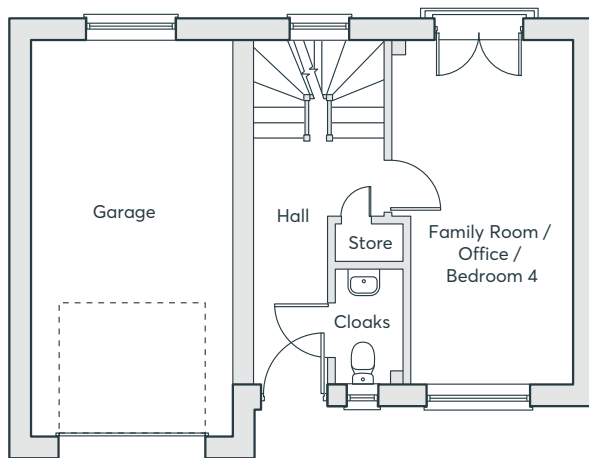
**FOUR
BEDROOM
HOME**

**HENDREFOILAN PARK
SWANSEA**

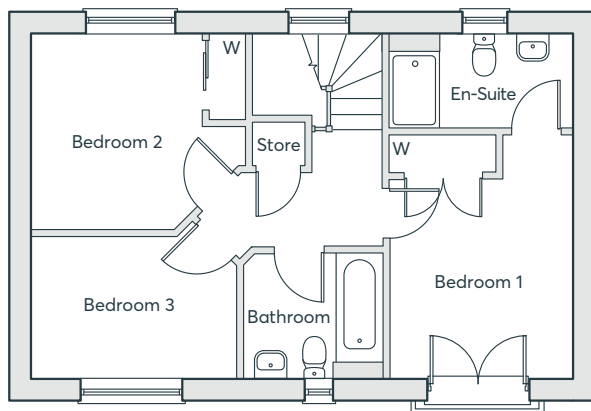
 **ST. MODWEN
HOMES**



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

THE JUDE

Living Room	3.06m × 6.10m	5'5" × 12'9"
Kitchen/Diner	2.74m × 5.31m	5'8" × 11'2"
Utility	2.04m × 2.16m	4'3" × 4'6"
Family room/Bedroom 4	2.77m × 5.31m	5'9" × 11'2"
WC	1.09m × 1.81m	2'3" × 3'8"
Bedroom 1	2.30m × 3.74m	5'9" × 7'9"
En-Suite	2.80m × 1.46m	5'9" × 3'1"
Bedroom 2	3.32m × 3.06m	7'3" × 6'5"
Bedroom 3	3.17m × 2.16m	5'7" × 4'6"

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**FOUR
BEDROOM
HOME**



THE FRANCES

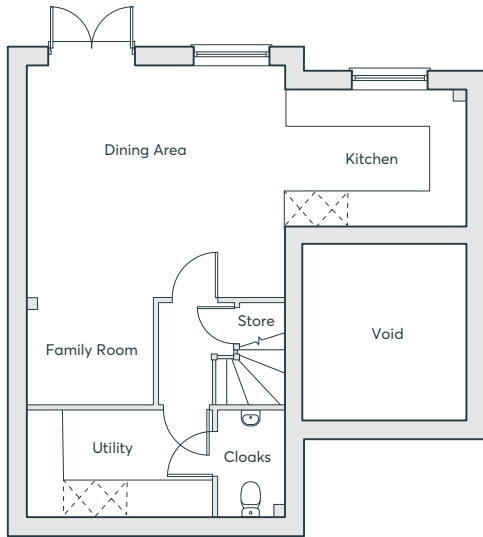
- Open plan kitchen/breakfast room with French doors to the terrace
- Living/dining room with French doors to the rear garden
- Separate study/bedroom four with fitted wardrobe and store cupboard
- Downstairs cloakroom with shower
- Ground floor family room
- Laundry room
- Master bedroom with built-in wardrobe and en-suite
- Built-in wardrobe to bedroom two
- 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**

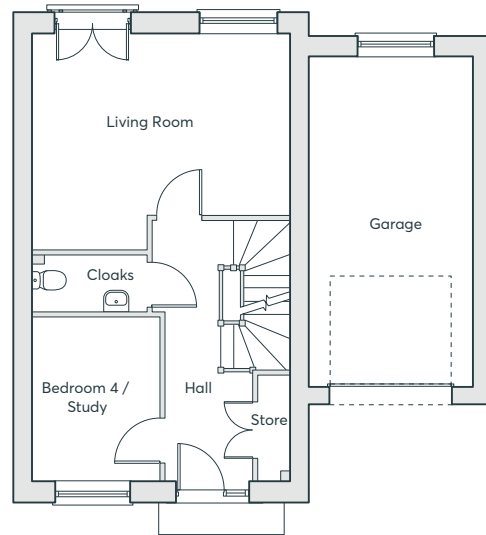
**HENDREFOILAN PARK
SWANSEA**

 **ST. MODWEN
HOMES**

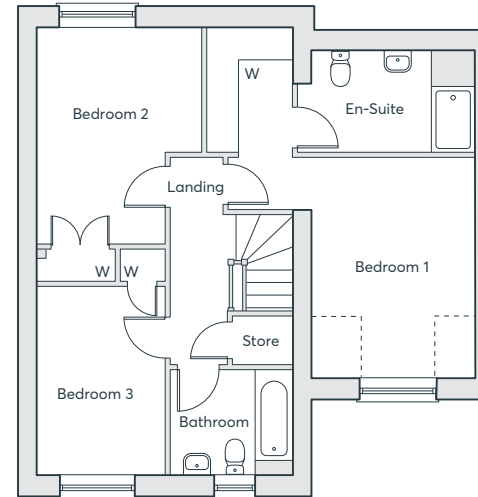
THE FRANCES



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Kitchen/Diner	5.09m x 3.90m	10'7" x 8'3"
Family Room	2.67m x 3.79m	5'6" x 8'0"
Utility	3.29m x 2.00m	6'9" x 4'2"
Living Room	5.09m x 4.00m	10'7" x 8'5"
WC 1	1.05m x 1.99m	2'2" x 4'2"
Bed 4/Study	2.64m x 1.89m	5'6" x 8'0"
WC 2	0.90m x 1.99m	1'9" x 4'2"
Bedroom 1	3.02m x 4.44m	6'4" x 9'3"
En-Suite	3.29m x 1.57m	6'9" x 3'3"
Bedroom 2	3.41m x 3.57m	7'2" x 7'5"
Bedroom 3	5.70m x 8.74m	4'1" x 2'7"
Bathroom	4.80m x 4.20m	2'3" x 2'0"

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**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

THE GREGORY

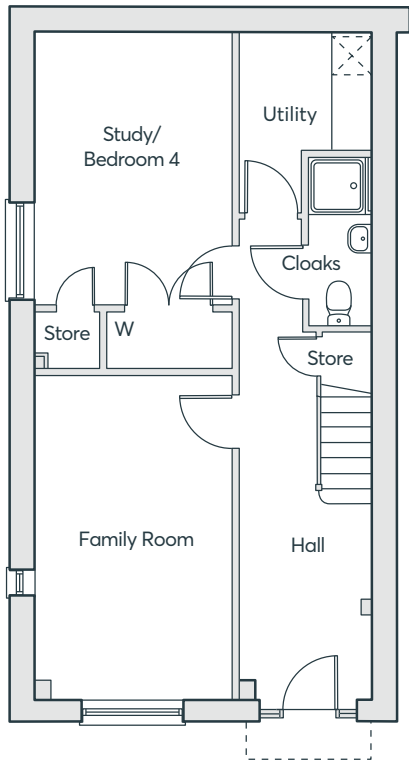
- Open plan kitchen/breakfast room with French doors to the terrace
- Living/dining room with French doors to the rear garden
- Separate study/bedroom four with fitted wardrobe and store cupboard
- Downstairs cloakroom with shower
- Ground floor family room
- Laundry room
- Master bedroom with built-in wardrobe and en-suite
- Built-in wardrobe to bedroom two
- 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**

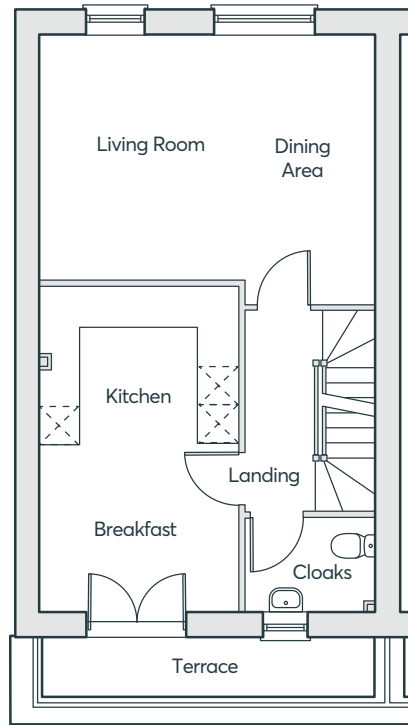
**HENDREFOILAN PARK
SWANSEA**

 **ST. MODWEN
HOMES**

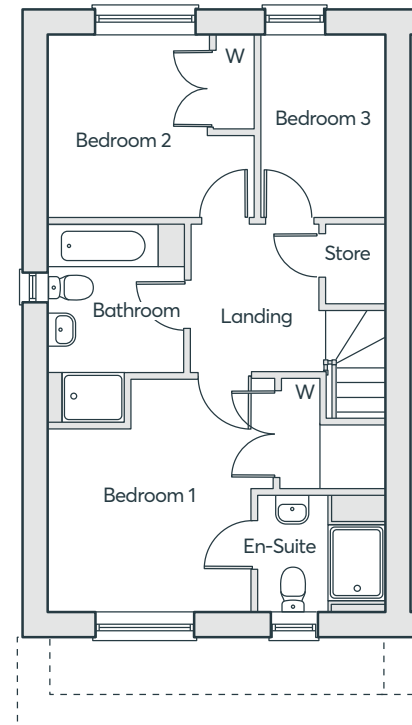
THE GREGORY



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Living/Dining	3.91m × 5.36m	12'10" × 17'7"
Kitchen/Breakfast	5.17m × 3.18m	17'0" × 10'5"
Family Room	5.07m × 3.14m	16'8" × 10'3"
Cloakroom 1	2.65m × 1.02m	8'8" × 3'4"
Cloakroom 2	1.35m × 2.08m	4'5" × 6'9"
Laundry	2.10m × 2.85m	6'10" × 9'4"
Bedroom 1	3.19m × 3.19m	10'6" × 10'6"
En-suite	1.87m × 2.07m	6'1" × 6'9"
Bedroom 2	2.91m × 2.51m	9'7" × 8'3"
Bedroom 3	2.91m × 1.99m	9'7" × 6'7"
Study/Bed 4	4.34m × 3.12m	14'3" × 10'3"
Bathroom	2.87m × 2.21m	9'4" × 7'3"

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**FOUR
BEDROOM
HOME**



THE WEBSTER

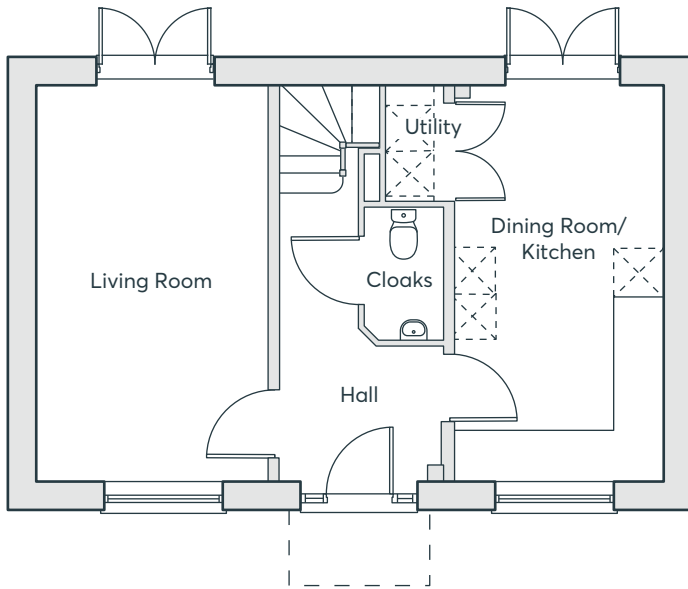
- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas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

THREE BEDROOM HOME

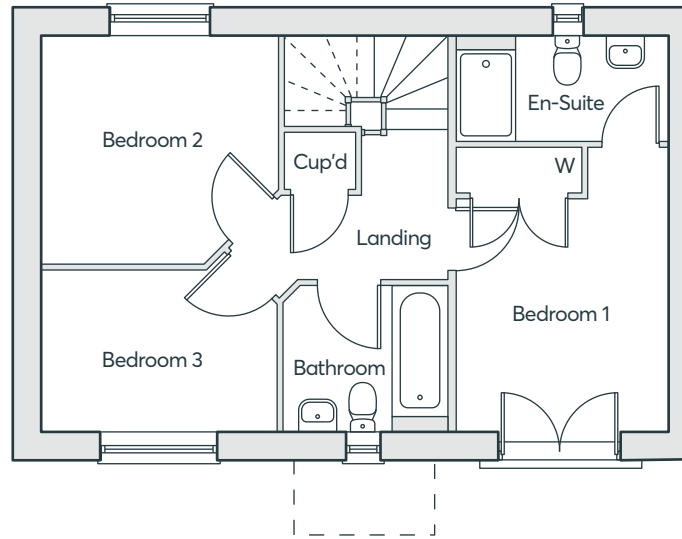
HENDREFOILAN PARK
SWANSEA

 **ST.MODWEN
HOMES**

THE WEBSTER



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	5.25m x 2.81m	17'3" x 9'3"
Living Room	5.25m x 3.12m	17'3" x 10'3"
Cloakroom	1.75m x 1.04m	5'9" x 3'5"
Bedroom 1	3.74m x 2.76m	12'3" x 9'2"
En-suite	2.79m x 1.42m	9'2" x 4'8"
Bedroom 2	3.12m x 3.05m	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"

**THREE
BEDROOM
HOME**

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SMP 66910/May 2022

 **ST.MODWEN
HOMES**

THE WEBSTER V2

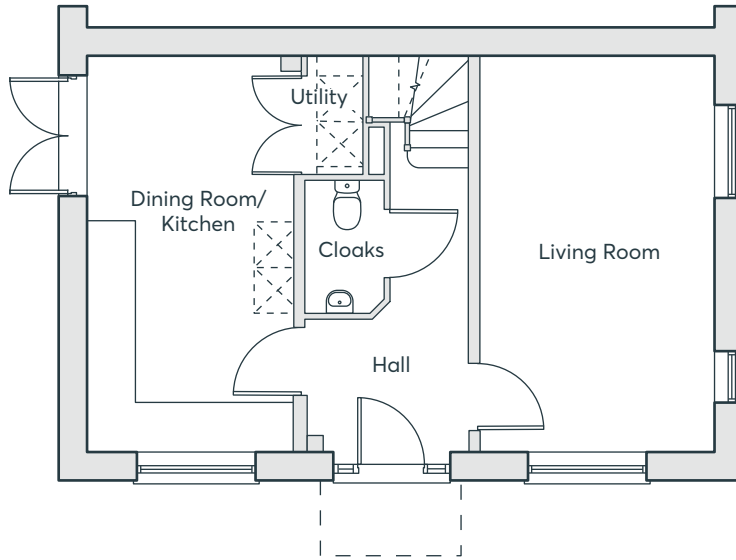
- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobe and Juliet balcony
- Fully fitted family bathroom
- Full gas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

**THREE
BEDROOM
HOME**

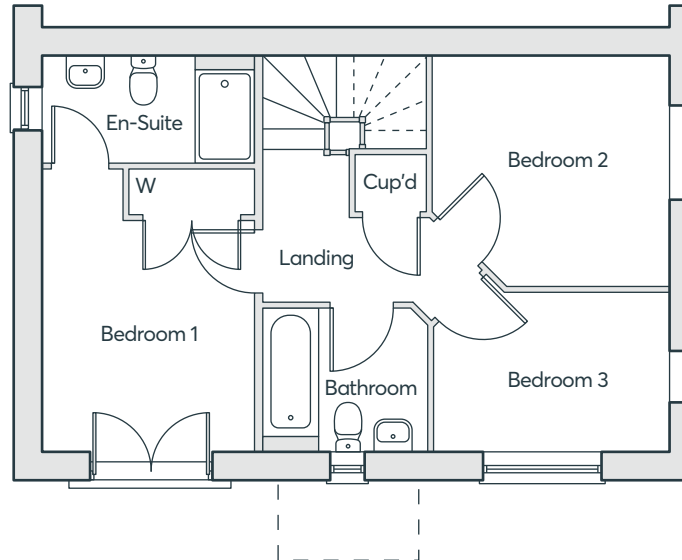
**HENDREFOILAN PARK
SWANSEA**

 **ST.MODWEN
HOMES**

THE WEBSTER V2



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	5.25m x 2.81m	17'3" x 9'3"
Living Room	5.25m x 3.12m	17'3" x 10'3"
Cloakroom	1.75m x 1.04m	5'9" x 3'5"
Bedroom 1	3.74m x 2.79m	12'3" x 9'2"
En-suite	2.79m x 1.42m	9'2" x 4'8"
Bedroom 2	3.12m x 3.05m	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"

**THREE
BEDROOM
HOME**

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SMP 66910/May 2022

 **ST. MODWEN
HOMES**



THE CHAD

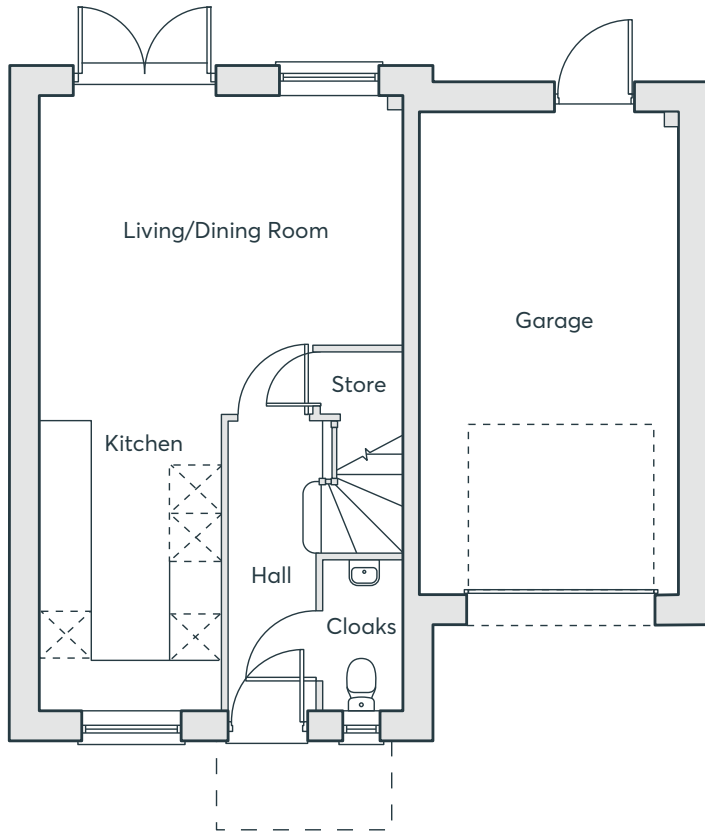
- Living/dining room with French doors to the garden
- Separate kitchen
- Downstairs cloakroom
- Integral garage
- Master bedroom with dressing area and en-suite
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**THREE
BEDROOM
HOME**

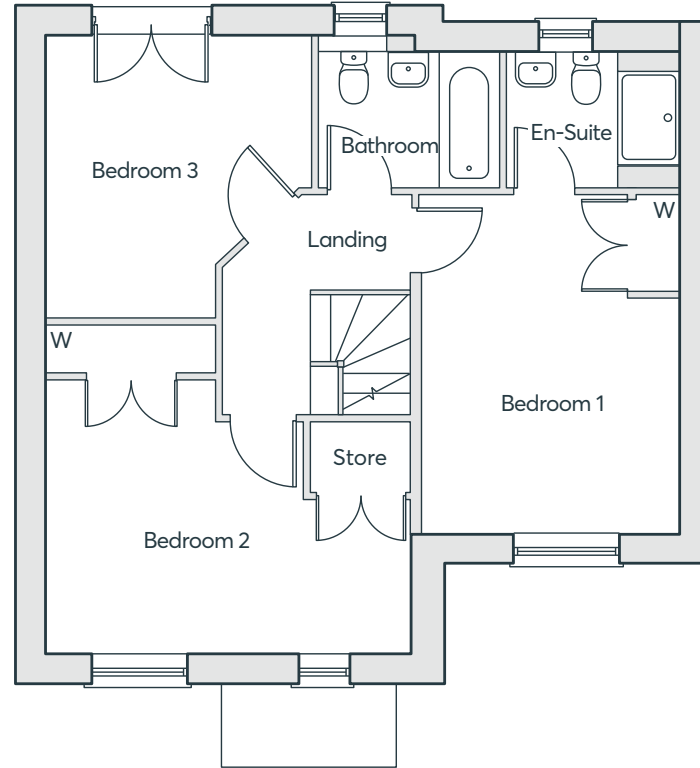
**HENDREFOILAN PARK
SWANSEA**

 **ST.MODWEN
HOMES**

THE CHAD



GROUND FLOOR



FIRST FLOOR

Kitchen	3.73m x 2.26m	12'3" x 7'5"
Bedroom 1	3.29m x 4.25m	10'9" x 13'11"
En-suite	2.20m x 1.70m	7'3" x 5'7"
Bedroom 2	4.57m x 4.08m	15'0" x 13'5"
Bedroom 3	3.30m x 3.55m	10'10" x 11'8"
Bathroom	2.25m x 1.70m	7'5" x 5'7"

THREE BEDROOM HOME

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THE LAWRENCE

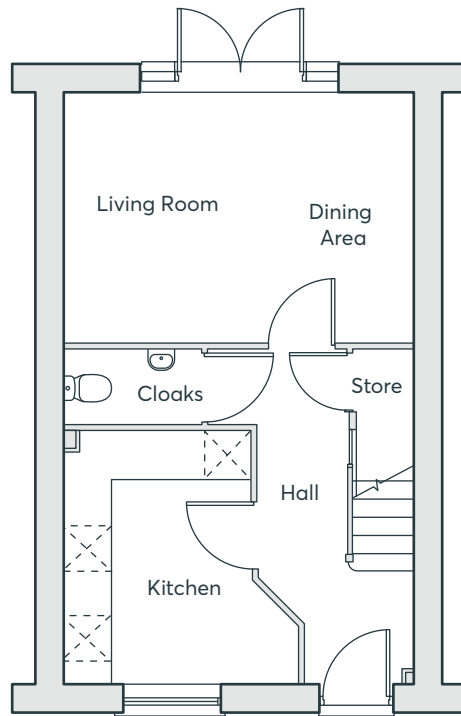
- Open plan living/dining room with French doors to the rear garden
- Fitted kitchen with built-in oven, hob and extractor hood
- Downstairs cloakroom
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing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

**THREE
BEDROOM
HOME**

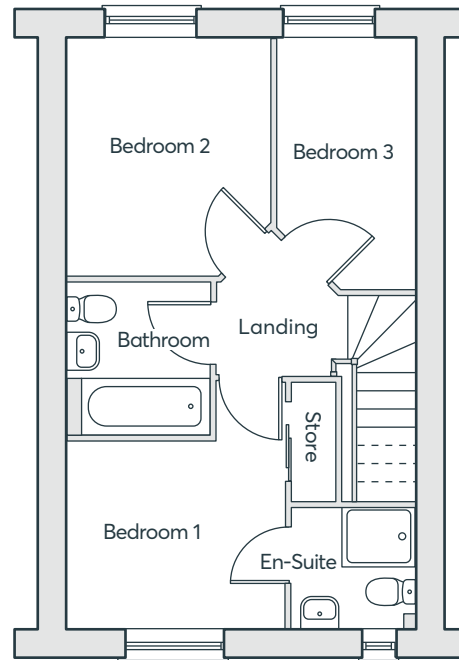
**HENDREFOILAN PARK
SWANSEA**

 **ST. MODWEN
HOMES**

THE LAWRENCE



GROUND FLOOR



FIRST FLOOR

Kitchen	3.35m × 3.09m	11'0" × 10'2"
Living/Dining	4.69m × 3.31m	15'4" × 10'10"
Cloakroom	1.84m × 1.00m	6'0" × 3'3"
Bedroom 1	3.30m × 2.89m	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 MIRIN

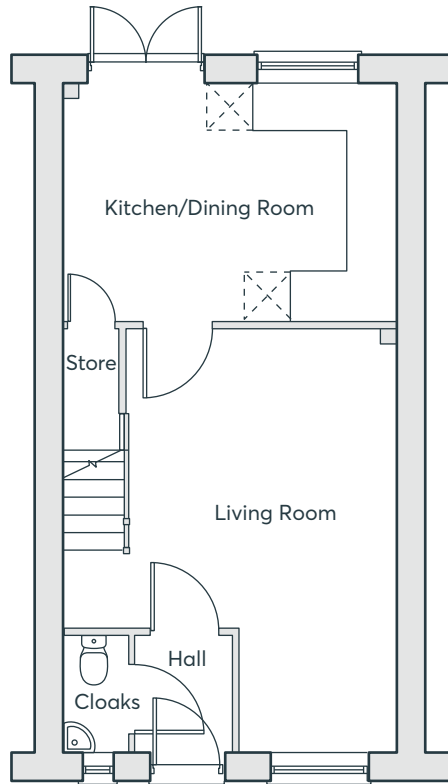
- Open plan living/dining room and kitchen with French doors to the garden
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty

**THREE
BEDROOM
HOME**

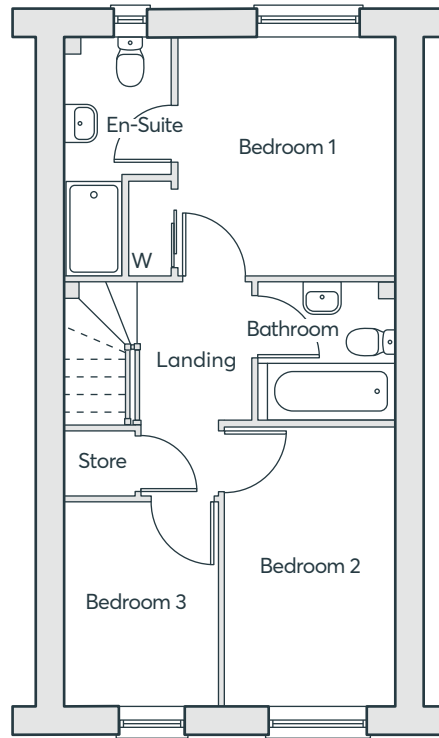
**HENDREFOILAN PARK
SWANSEA**

 **ST. MODWEN
HOMES**

THE MIRIN



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	3.14m × 4.40m	10'3" × 14'5"
Living Room	5.59m × 3.55m	18'4" × 11'8"
Cloakroom	0.87m × 1.56m	2'10" × 5'2"
Bedroom 1	2.90m × 3.14m	9'6" × 10'3"
En-suite	3.16m × 1.41m	10'5" × 4'7"
Bedroom 2	3.71m × 2.26m	12'2" × 7'5"
Bedroom 3	2.71m × 2.05m	8'11" × 6'9"
Bathroom	1.41m × 3.16m	4'7" × 10'5"

THREE BEDROOM HOME

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SMP 66910/May 2022



THE EUSTACE

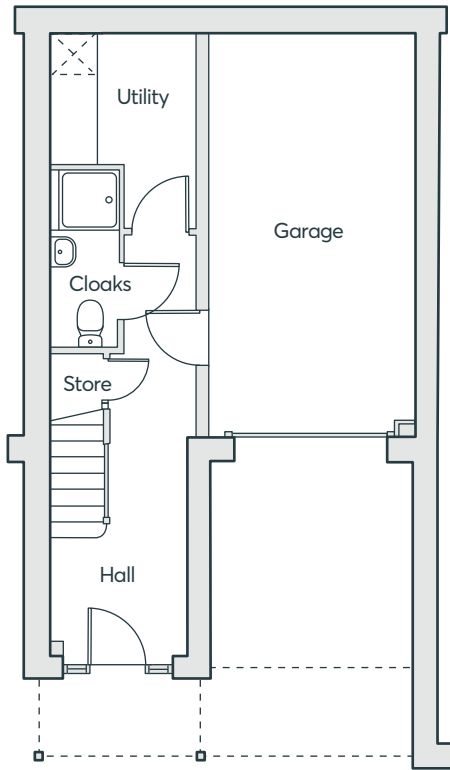
- Open plan kitchen/breakfast room with French doors to the terrace
- Living/dining room with French doors to the rear garden
- Downstairs cloakroom with shower
- Integral garage with door to the hall
- Laundry room
- Master bedroom with built-in wardrobe and en-suite
- Built-in wardrobe to bedroom two
- 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**

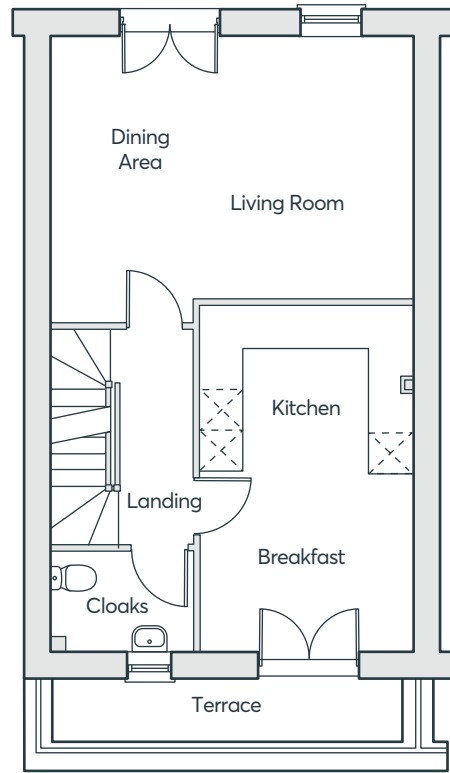
**HENDREFOILAN PARK
SWANSEA**

 **ST. MODWEN
HOMES**

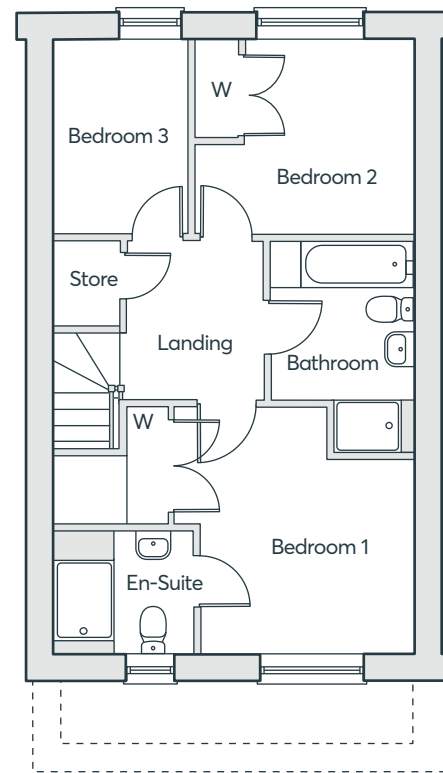
THE EUSTACE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Laundry	2.09m × 2.80m	6'10" × 9'2"
Cloakroom 1	2.65m × 1.00m	8'8" × 3'3"
Living/Dining	3.91m × 5.36m	12'10" × 17'7"
Kitchen/Breakfast	5.17m × 3.18m	17'0" × 10'5"
Cloakroom 2	2.08m × 1.35m	6'9" × 4'5"
Bedroom 1	3.22m × 3.18m	10'7" × 10'5"
En-Suite	2.08m × 1.87m	6'9" × 6'1"
Bedroom 2	2.91m × 2.51m	9'7" × 8'3"
Bedroom 3	2.91m × 1.99m	9'7" × 6'7"
Bathroom	2.87m × 2.16m	9'4" × 7'1"

**THREE
BEDROOM
HOME**

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 **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.

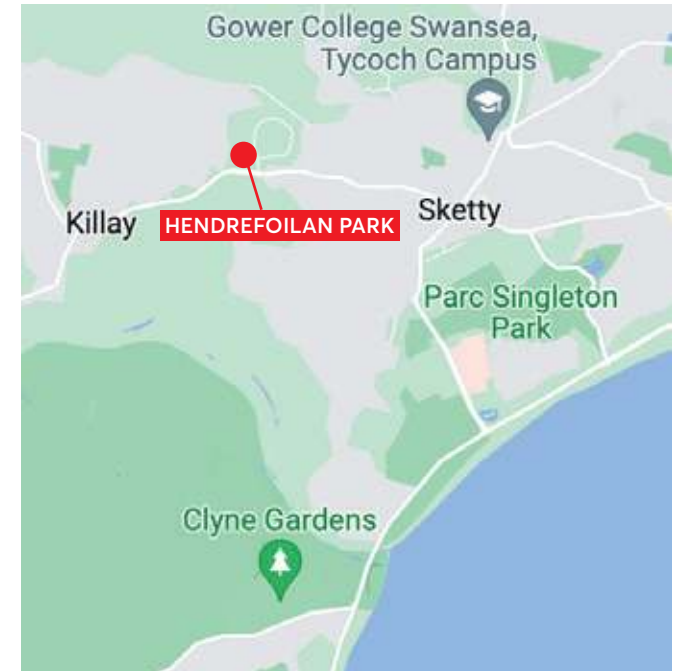
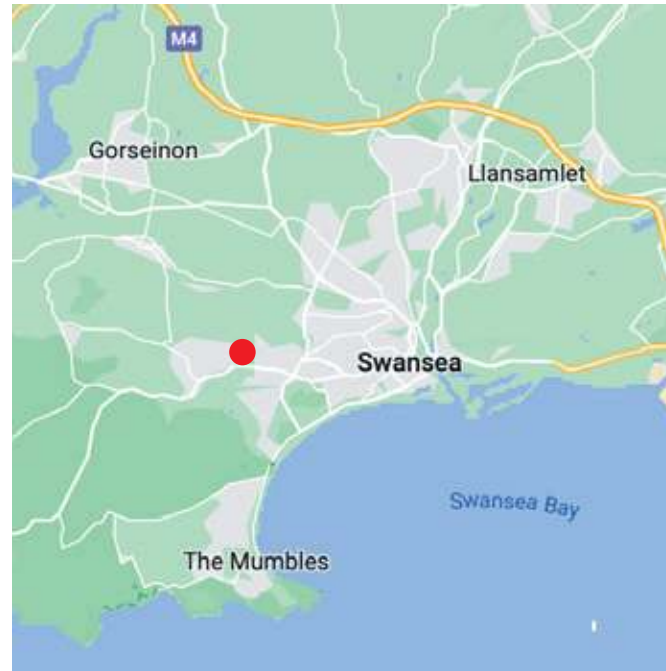
We offer an extensive selection of house buying initiatives and incentives to help you buy your dream home and our dedicated sales team are here to help you at every step along the way.

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.





Hendrefoilan Park, Hendrefoilan Drive, off Gower Road,
Sketty, Swansea, SA2 7PG
Telephone: 0330 128 9791
www.stmodwenhomes.co.uk



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

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