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ST DENYS GATE
LISVANE



St Denys Gate, Cefn Mably Road, Lisvane, Cardiff, CF14 0SP





Cefn Onn Park



LISVANE - A SPECIAL PLACE TO LIVE

Nestled between a vibrant capital city and the beautiful foothills of the Welsh Valleys, the historic village of Lisvane is now one of the most sought after suburbs of Cardiff.

With its own primary school, village store, church and public house, Lisvane enjoys a real village feel, whilst still only being a short drive away from the city and its amenities. In the other direction, green fields and wandering footpaths stretch away from its residents' doorsteps, leading to the Rhymney Valley Ridgeway, which provides unrivalled views of Cardiff and the Severn Estuary.

Take a tour of the nearby Cefn Onn Country Park, a site of national horticultural importance, or enjoy a round of golf in the local Llanishen Golf Club before relaxing in one of Cardiff's many restaurants and bars.

With the heart of Cardiff only five miles away, Lisvane is the perfect location for those looking for quieter surroundings without compromising on accessibility to the City.



CARDIFF : WALES' THRIVING CAPITAL

Wales' capital and largest city, Cardiff is a place like no other, brimming with energy and a rich culture.

With a history starting at its very core, Cardiff extends away from the walls of its central, medieval castle, towards the Bristol Channel to the south, and rolling hills of the Welsh Valleys to the north.

Cardiff's vibrant centre offers extensive shopping, from the St David's Shopping Centre to the independent shops of its six traditional arcades, while the regeneration Bay area hosts a broad range of dining options, overlooking panoramic views of the city's waterfront.

The city boasts a proud sporting heritage, with the distinctive shape of the Millennium Stadium now a landmark in the city's skyline. The city centre on an international rugby match day is not to be missed, while more adventurous sports enthusiasts need look no further than Cardiff's own white water rafting course and ice hockey rink.

With the iconic Wales Millennium Centre, Motorpoint Arena and St David's Hall, Cardiff plays host to a large number of internationally renowned concerts and shows, making it a hub of activity all year round.



Wales Millennium Centre



Black Griffin Pub, Lisvane



ST DENYS GATE

Positioned in an idyllic location, St Denys Gate is set to be the most sought-after new development in Wales' capital. Surrounded by some of Cardiff's most prestigious addresses in Lisvane, the gated community will feature the finest homes from the Redrow Heritage Premium Collection. Hidden away from the demands of the city, yet just a short drive away from its opportunities, these homes offer executive living at its best.

EXCELLENT CONNECTIONS

Enjoying all the connectivity of the capital city, amenities and leisure facilities are never a long journey from this perfectly located development.

The Lisvane & Thornhill station, only a mile away provides a regular train service into Cardiff's centre in around 15 minutes, providing access to the University, entertainment venues and ample shopping facilities. Closer to home, nearby Pontprennau has a retail park, medical practice and dentist.

A short drive leads to the M4, providing access to Bristol in under an hour and London in 2 hours. Travel north to explore the Brecon Beacons National Park, or west to enjoy the beautiful beaches of the Gower Peninsula, voted amongst the best in the world.

Cardiff's International Airport can take you across Europe and beyond for business or pleasure, with new routes being added every year.



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SPECIFICATION

Our new luxury gated development, St Denys Gate at Lisvane, is set within a mature and highly regarded residential area of immense charm and character. The Heritage Premium Collection offers a specification in keeping with the quality that is renowned of the Redrow brand. The traditional Arts and Craft exteriors of these fifteen homes are complimented by exceptional interior layouts designed with today's family lifestyles in mind.

Features Include:

- Full gas central heating is provided with a high quality energy efficient wall mounted boiler.
- Underfloor heating is fitted as standard on the ground floor whilst first floor heating is provided by Myson Compact radiators.
- A choice of high quality screwless polished or brushed chrome effect electrical switches and sockets are fitted to all rooms.
- Smoke detectors are fitted as standard to every property and all are connected to the mains supply and have provision for battery back up in the event of power failure. All properties will include a burglar alarm.

Please note - specification choices are dependent on build stage. Our sales consultants will be happy to help you with further details. The information in this brochure was correct at the time of going to press but could be subject to change).



EXTERIOR FEATURES

The exterior elevations of these premium homes are a combination of brick and rough cast render with decorative feature waney lapped boarding and hung tile features. The exterior features of the homes are to include sealed double glazed uPVC windows in white finish. Sliding terraced doors will be fitted as shown on individual housetype designs. Traditional front doors enhance the Arts and Crafts style of these premium homes, GRP finished in medium oak externally and white internally with patterned glass. The rear door is finished in white internally and externally.

A traditional lantern is fitted at the front entrance and a bulkhead style light fitting adjacent to the rear door of each property. Outside taps are fitted as standard. Garage doors are finished in light oak and are fitted with remote control operation. Each garage will have power and light connected.

Drives will be paviour blocked in keeping with the development scheme and paths will be buff riven faced flags.

High quality turf and feature landscaping will be included to front gardens. Rear gardens will include high quality turf; 1.8m fencing will be included and will be shown on individual house plans.

The road surface will be a combination of paved block and tarmac.





INTERIOR FEATURES

Providing a light and airy backdrop for our customers to personalise their new home, all interior walls are finished with off-white paint finishes, ceilings are flat skimmed and finished in white with coving to all rooms excluding bathrooms.

Hardwood two panel interior doors are prefinished to match the elegant white oak staircase which is enhanced with chamfered newels and spindles finished with clear lacquer. 7ft high doors to main rooms on the ground floor reinforce the grandeur of these premium collection homes and are finished with polished or chrome effect door furniture. Attractive and deep skirting boards are presented with white satin finish.

The formal lounge is enhanced by a gas living flame sealed fire. Customers can choose from a range of Limestone and Oak fire surrounds.

All of the homes at St Denys Gate come fitted with high quality Hammonds wardrobes to bedrooms 1, 2 and 3. A beautiful selection including hand painted, light oak or gloss finishes are available along with contemporary closet sliding wardrobes in a variety of colours with contrasting panels.

Those master bedrooms which are designed with 'walk in' wardrobes will have hanging rails and shelving supplied by Hammonds and fitted as standard.

With home entertainment, communications and connectivity now key to modern life, TV points are fitted as standard in the lounge, study, family area and bedroom 1 with wiring for satellite TV to lounge and family area from the roof space. Phone points are fitted to the lounge, hall, study, family area and bedroom 1.





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KITCHEN

Nothing has been left to chance in the design and quality of the kitchens in this premium home collection.

Traditional in design the painted finishes can be used in combination with each other to create an individual kitchen chosen by you. There is ample storage and in some of the homes, the cabinets include a butler's pantry complete with shelving and wire baskets.

A comprehensive choice of silestone or granite work surfaces and upstands along with high quality ceramic floor tiles offers you the opportunity to create a beautiful kitchen which extends into an open plan family area.

Siemens appliances are fitted as standard and comprise of two single ovens, an induction hob, fitted microwave, wine cooler, coffee machine, integrated fridge freezer and dishwasher. An extractor unit is included and is made by CDA. Within the utility room a CDA washing machine and tumble dryer is fitted as standard.

Kitchen and utility sinks are under mounted with mono block taps. LED lighting is provided to the underside of kitchen wall cabinets.



HERITAGE COLLECTION

Redrow builds the kind of homes that people want to live in, with contemporary interiors and built-in efficiency.

The beautiful Heritage Premium Collection at St Denys Gate, designed in the style of Arts and Crafts era, will sit in keeping within the established local residential area.

Redrow has set out to reintroduce a high degree of individuality to the way our homes look and feel. External features which typify the era have been reproduced within Redrow's Heritage Collection. This means Redrow homes have the familiar look and external character of older period-style properties but everything is brand new; you can start living in your new home straight away and don't need to spend money or time on redecorating or repairs.





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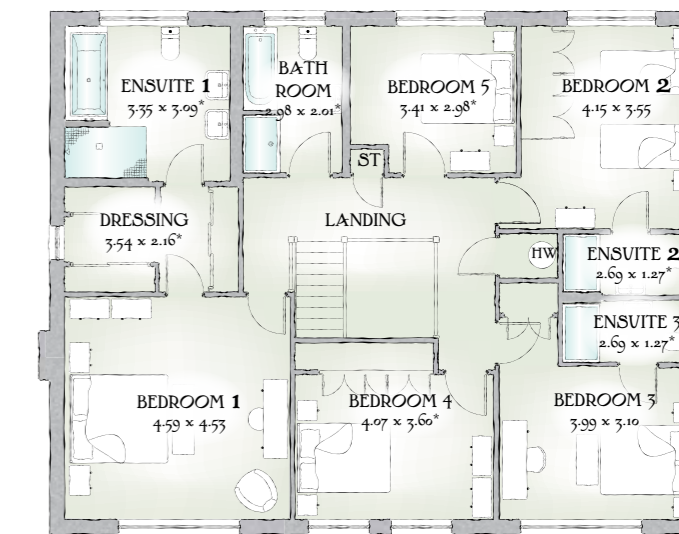
the HIGHGROVE

2764 SQ FT | FIVE BEDROOM HOME



GROUND FLOOR

Lounge	19'4" x 14'10"	5.89 x 4.53 m	Study	12'2" x 8'7"	3.72 x 2.60 m
Kitchen/ Breakfast	23'9" x 13'1"	7.24 x 4.00 m*	Utility	10'8" x 6'3"	3.25 x 1.90 m
Family	11'10" x 11'8"	3.60 x 3.57 m	Cloaks	7'3" x 3'8"	2.20 x 1.13 m
Dining	16'2" x 11'10"	4.94 x 3.60 m*	Larder	6'3" x 2'2"	1.90 x 0.66 m



FIRST FLOOR

Bedroom 1	15'1" x 14'10"	4.59 x 4.53 m	Bedroom 3	13'1" x 10'2"	3.99 x 3.10 m
EnSuite 1	11'0" x 10'2"	3.35 x 3.09 m*	EnSuite 3	8'10" x 4'2"	2.69 x 1.27 m*
Dressing	11'7" x 7'1"	3.54 x 2.16 m*	Bedroom 4	13'4" x 11'10"	4.07 x 3.60 m*
Bedroom 2	13'7" x 11'8"	4.15 x 3.55 m	Bedroom 5	11'2" x 9'9"	3.41 x 2.98 m*
EnSuite 2	8'10" x 4'2"	2.69 x 1.27 m*	Bathroom	9'9" x 6'7"	2.98 x 2.01 m*

Customers should note this illustration is an example of The Highgrove housetype. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Homes may be a 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Marketing Suite during working hours and customers must check their individual specifications prior to making reservation. ** All wardrobes are subject to site specification. Please see Sales Consultant for further details.

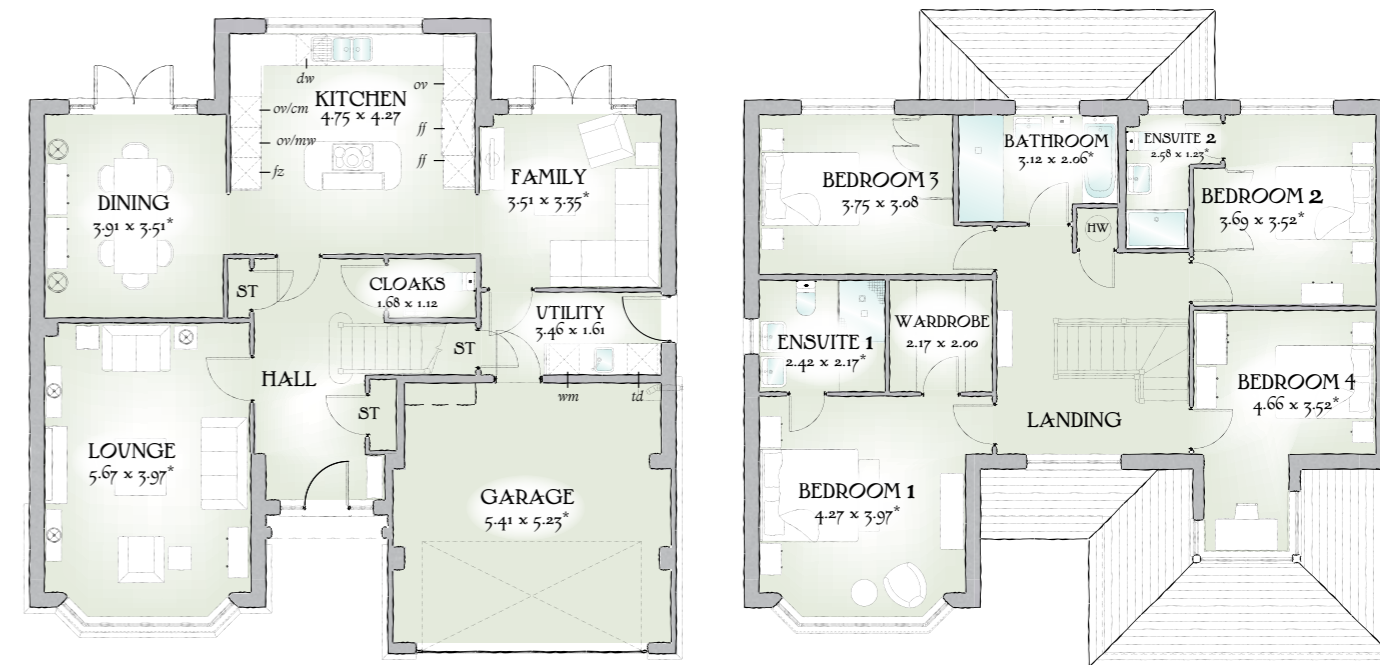


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the RICHMOND

2030 SQ FT |
FOUR BEDROOM HOME



GROUND FLOOR

Lounge	18'7" x 13'0"	5.67 x 3.97 m*	Utility	11'4" x 5'3"	3.46 x 1.61 m
Family	11'6" x 11'0"	3.51 x 3.35 m*	Cloaks	5'6" x 3'8"	1.68 x 1.12 m
Dining	12'10" x 11'6"	3.91 x 3.51 m*	Garage	17'9" x 17'2"	5.41 x 5.23 m*
Kitchen	15'7" x 14'0"	4.75 x 4.27 m			

FIRST FLOOR

Bedroom 1	14'0" x 13'0"	4.27 x 3.97 m*	Bedroom 3	12'4" x 10'1"	3.75 x 3.08 m
EnSuite 1	7'11" x 7'1"	2.42 x 2.17 m*	Bedroom 4	15'3" x 11'7"	4.66 x 3.52 m*
Wardrobe	7'1" x 6'7"	2.17 x 2.00 m	Bathroom	10'3" x 6'9"	3.12 x 2.06 m*
Bedroom 2	12'1" x 11'7"	3.69 x 3.52 m*			
EnSuite 2	8'6" x 4'0"	2.58 x 1.23 m*			

Customers should note this illustration is an example of The Richmond housetype. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Homes may be a 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Marketing Suite during working hours and customers must check their individual specifications prior to making reservation. ** All wardrobes are subject to site specification. Please see Sales Consultant for further details.

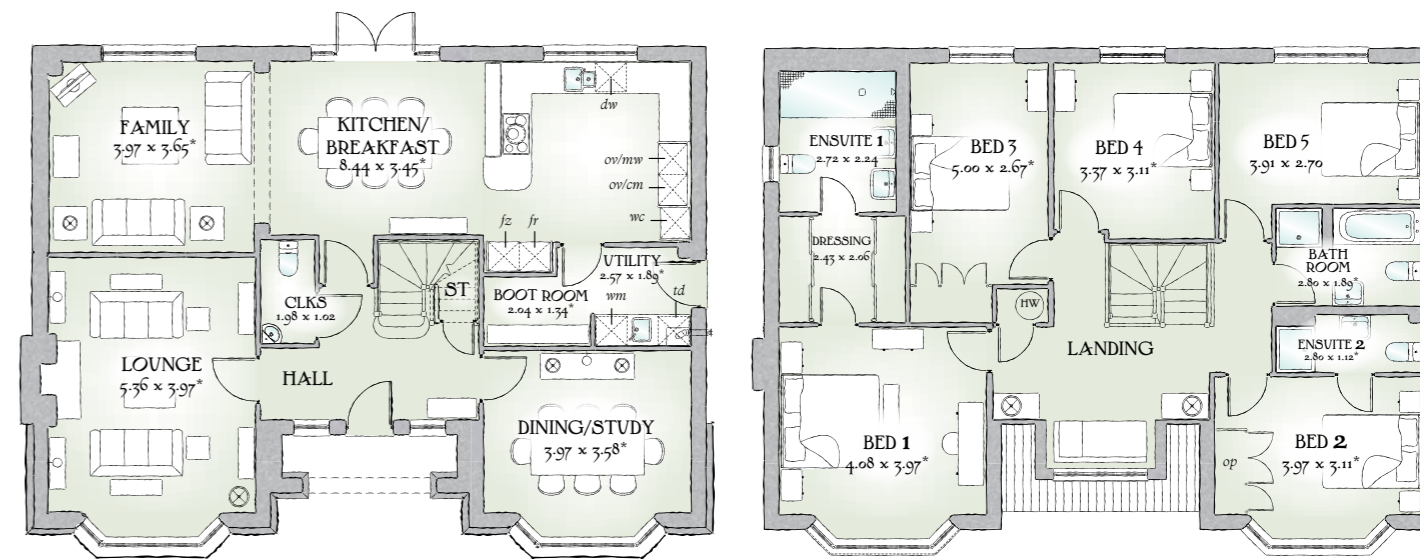


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the BLENHEIM

2234 SQ FT |
FIVE BEDROOM HOME



GROUND FLOOR

Lounge	17'7" x 13'0"	5.36 x 3.97 m*	Utility	8'5" x 6'2"	2.57 x 1.89 m*
Family	13'0" x 11'11"	3.97 x 3.65 m*	Boot Room	6'8" x 4'5"	2.04 x 1.34 m*
Kitchen/ Breakfast	27'8" x 11'4"	8.44 x 3.45 m*	Cloaks	6'5" x 3'4"	1.98 x 1.02 m
Dining / Study	13'0" x 11'9"	3.97 x 3.58 m*			

FIRST FLOOR

Bedroom 1	13'5" x 13'0"	4.08 x 3.97 m*	Bedroom 3	16'5" x 8'9"	5.00 x 2.67 m*
EnSuite 1	8'11" x 7'4"	2.72 x 2.24 m	Bedroom 4	11'0" x 10'2"	3.37 x 3.11 m*
Dressing	8'0" x 6'9"	2.43 x 2.06 m	Bedroom 5	12'9" x 8'10"	3.91 x 2.70 m
Bedroom 2	13'0" x 10'2"	3.97 x 3.11 m*	Bathroom	9'2" x 6'2"	2.80 x 1.89 m*
EnSuite 2	9'2" x 3'8"	2.80 x 1.12 m*			

Customers should note this illustration is an example of The Blenheim housetype. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Homes may be a 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Marketing Suite during working hours and customers must check their individual specifications prior to making reservation. ** All wardrobes are subject to site specification. Please see Sales Consultant for further details.



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the SANDRINGHAM

2483 SQ FT | FIVE BEDROOM HOME



GROUND FLOOR

Lounge	16'10" x 13'0"	5.12 x 3.97 m	Cloaks	6'7" x 3'3"	2.00 x 0.99 m
Family	12'8" x 12'2"	3.85 x 3.70 m	Study	11'0" x 7'10"	3.35 x 2.39 m
Breakfast / Kitchen	23'8" x 11'8"	7.22 x 3.55 m	Dining	14'10" x 10'8"	4.53 x 3.26 m
Utility	8'3" x 7'11"	2.52 x 2.41 m	Garage	19'1" x 18'1"	5.81 x 5.52 m
Boot Room	7'6" x 5'10"	2.28 x 1.78 m			

FIRST FLOOR

Bedroom 1	14'5" x 12'10"	4.39 x 3.91 m	Bedroom 3	13'4" x 10'8"	4.08 x 3.26 m
EnSuite 1	9'10" x 8'9"	3.00 x 2.67 m	Bedroom 4	14'0" x 10'1"	4.26 x 3.09 m
Wardrobe	10'11" x 7'10"	3.33 x 2.39 m	Bedroom 5	11'10" x 9'6"	3.61 x 2.90 m
Bedroom 2	14'10" x 14'9"	4.53 x 4.50 m	Bathroom	10'8" x 6'9"	3.26 x 2.05 m
EnSuite 2	9'4" x 4'1"	2.84 x 1.24 m			

Customers should note this illustration is an example of The Sandringham housetype. All dimensions indicated are approximate and furniture layout is for illustrative purposes only. Homes may be a 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Marketing Suite during working hours and customers must check their individual specifications prior to making reservation. ** All wardrobes are subject to site specification. Please see Sales Consultant for further details.



DIRECTIONS TO ST DENYS GATE

From Junction 30 M4 - at the roundabout take the 3rd exit on to the A4232 Pentwyn Link Road. At the roundabout take the 3rd exit onto Heol Pontprennau. At the next roundabout take the 2nd exit onto Heol Pontprennau, follow Heol Pontprennau for half a mile. At the roundabout take the 3rd exit onto Heol Glandulais. Turn left onto St Mellons Road (B4562). Follow this road for approximately 1 mile. At the mini roundabout turn right onto Church Road and in around half a mile turn left onto Cefn Mably Road.

From Cardiff City Centre - head out of the city centre along the A4161, North Road and follow signposts for the A470. Keep in the right hand lane going over the bridge and then bear left onto A469, Caerphilly Road. Follow this road for approximately a mile and a half. At the roundabout take the 3rd exit onto Ty Glas Road, B4562 which is signposted for Lisvane. At the next roundabout take the 2nd exit onto Kimberley Terrace. At the mini-roundabout turn left onto Church Road and in around half a mile turn left onto Cefn Mably Road.

