

# LLYS GLASFRYN

ST DAVIDS



**GRD HOMES**

*Your key to luxury living*



WELCOME TO WONDERFUL  
**PEMBROKESHIRE**

*Set at the westernmost tip of Pembrokeshire, St Davids is one of the most breathtakingly beautiful places in Wales. Big skies, a rugged coastline and golden beaches make it a popular destination for everyone from surfers to walkers, while many people visit for rest and relaxation in the grounds of its extraordinary cathedral.*

Famous as the legendary birthplace of Wales' patron saint, St Davids is the UK's smallest city. It has a long and fascinating history; it's said that the cathedral and picturesque bishop's palace were built in a dip so that Viking raiders couldn't spot them from the sea. On the edge of town, St Non's well is rumoured to have sprung up when St Non gave birth to St David on the site of the neighbouring chapel. Now a ruin, the chapel sits within a stone circle overlooking the sea.



BRITAIN'S TINIEST CITY  
**ST DAVIDS**

*At the heart of St Davids is a network of pretty streets lined with stone and colour-washed buildings; these include a generous helping of boutiques, galleries, cafes and restaurants—despite its relatively small size, St Davids has an abundance of excellent places to eat and drink, from fine dining to buzzy, informal options.*

One of Pembrokeshire's most desirable places to live, St Davids offers a supreme quality of life in a friendly community, surrounded by stunning coast and countryside. There are several destination beaches nearby, including surfing hotspot Whitesands Bay; Porthselau, a tranquil hidden cove; and Porthlysgi Bay, a beautiful spot for swimming. Caerfai Bay, with its rockpools and striking grey, green and vivid pink rocks, is a 20-minute walk from Llys Glasfryn.



# LLYS GLASFRYN

*Just a couple of minutes on foot from the centre of St Davids but also on the edge of the countryside, Llys Glasfryn is a tranquil development built to uncompromisingly high standards.*

Inside these traditionally-built homes you'll find oak floors and doors, granite worktops and luxurious bathrooms with floor-to-ceiling tiles; and fibre broadband (FTTP). Outside there are slate roofs, detached garages with electricity, charging points for electric vehicles, and numerous other thoughtful touches. We've provided generous lawns and gardens and left plenty of space between the homes, creating an attractive, relaxing environment.

## THE EIRA

Bedrooms: 4 | Plots: 5, 6, 7, 8, 9 & 15  
Internal Living Area: 158.67m<sup>2</sup> | 1,708 sq ft<sup>2</sup>

## THE SOPHIA

Bedrooms: 3 | Plots: 1 & 16  
Internal Living Area: 98m<sup>2</sup> | 1,054 sq ft<sup>2</sup>

## THE GLYNDWR

Bedrooms: 3 | Plots: 2, 3, 4, 10, 11, 12, 13 & 14  
Internal Living Area: 94m<sup>2</sup> | 1,012 sq ft<sup>2</sup>



Please note external treatments and internal layouts vary per plot.  
Please speak to our sales executive for more information.



# THE EIRA

Plots: 5, 6, 7, 8, 9 & 15

Internal living area: 158.67m<sup>2</sup> | 1,708 sq ft<sup>2</sup>

*A thoughtfully designed modern dormer bungalow, this home is perfect for everyone, from growing families to retirees. It has four double bedrooms – one downstairs and three upstairs, along with a downstairs shower room, upstairs family bathroom and ensuite shower room.*

A generous, free-flowing kitchen, dining and family area makes entertaining a breeze, while the adjoining conservatory adds extra space for relaxing and enjoying the views of the large, enclosed garden. Both the conservatory and the family area open directly onto the patio, so you can easily dine al fresco on finer days.

The house is traditionally built using the very best materials, giving it solidity and longevity. Time-honoured touches such as native Pennant stone, slate roof tiles and oak flooring combine with forward-thinking additions such as FTTP broadband and a charging point for electrical vehicles, to ensure you'll face no extra costs once you move into your home. You can also add bespoke touches to ensure your home is perfect from the outset.



GROUND FLOOR	METRES	FEET
Kitchen/ Dining & Family	9.85*m x 4.19*m	32'3" x 13'8"
Conservatory	2.72m x 2.95m	8'11" x 9'8"
Shower Room	2.31*m x 2.17*m	7'6" x 7'1"
Bedroom 2	5.58*m x 3.68*m	18'3" x 12'0"

FIRST FLOOR	METRES	FEET
Master Bedroom	4.20*m x 5.45*m	13'9" x 17'10"
En-Suite	1.44m x 2.20m	4'8" x 7'2"
Bedroom 3	4.16*m x 3.68m	13'7" x 12'0"
Bedroom 4	4.05*m x 3.08*m	13'3" x 10'1"
Bathroom	2.42m x 3.41m	7'11" x 11'2"

Internal floor plans may be subject to alteration. \*Dimensions listed are maximum. Computer generated images are for illustrative purposes only.

# THE GLYNDWR

Plots: 2, 3, 4, 10, 11, 12, 13 & 14

Internal living area: 94m<sup>2</sup> | 1,012 sq ft<sup>2</sup>

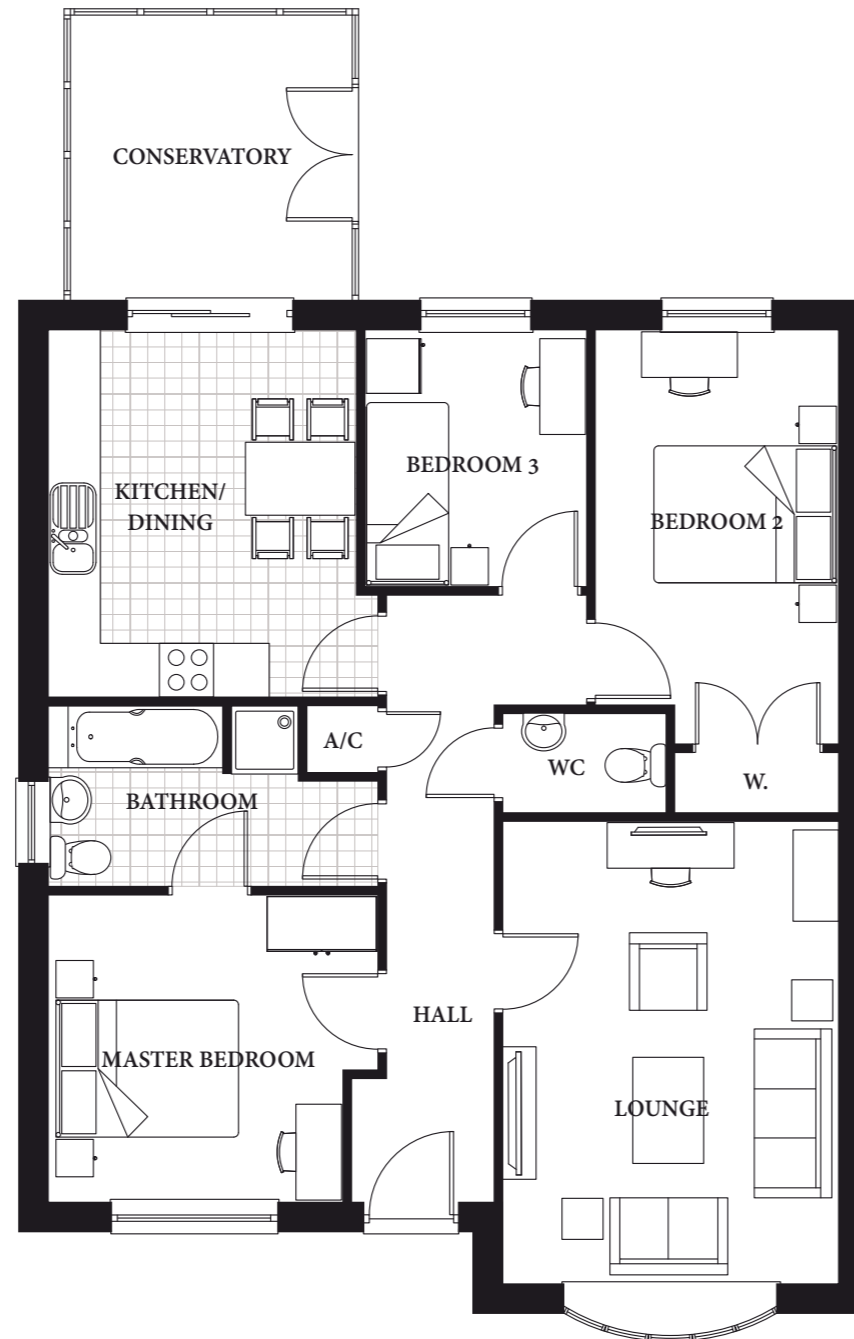
*A charming and versatile home, this bungalow is perfect for a couple or small family, offering three bedrooms, a generous family bathroom and plenty of storage space.*

The light and airy lounge provides ample room for relaxation, while the generous kitchen/diner opens onto a large conservatory, enabling you to enjoy your garden all year round. On sunny days, step out of the conservatory onto the patio for a spot of al fresco dining.

The bungalow has been traditionally built using the finest materials, meaning it feels solid and will retain its good looks. The thoughtful touches include native Pennant stone, oak floors and doors, granite worktops, full tiling in the bathroom and slate roof tiles, while the provision of features such as fibre broadband (FTTP) and a charging point for electric vehicles means your home is contemporary as well as timeless.

## GROUND FLOOR

	METRES	FEET
Kitchen / Dining	3.39*m x 3.89*m	11'1" x 12'9"
Lounge	3.69m x 5.09m	12'1" x 16'8"
Conservatory	2.72m x 2.95m	8'11" x 9'8"
WC	2.12m x 1.09m	6'11" x 3'6"
Master Bedroom	3.63*m x 3.38*m	11'10" x 11'1"
Bedroom 2	2.58*m x 5.30*m	8'5" x 17'4"
Bedroom 3	2.66m x 2.78m	8'8" x 9'1"
Bathroom	3.63*m x 2.15*m	11'10" x 7'0"





# THE SOPHIA

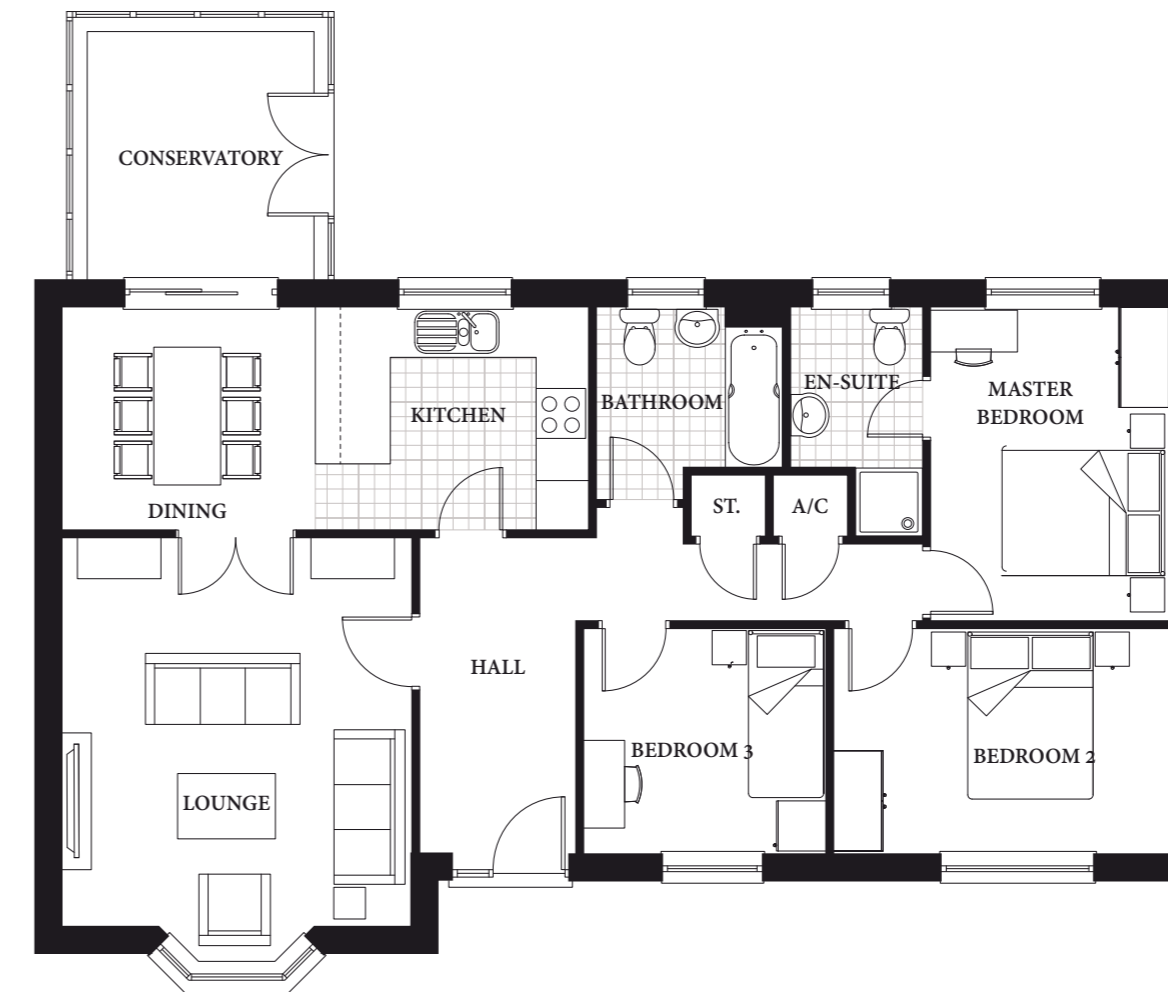
Plots: 1 & 16

Internal living area: 98m<sup>2</sup> | 1,054 sq ft<sup>2</sup>

*A spacious, meticulously designed bungalow that's perfect for a couple or small family, this lovely home has three generous double bedrooms, one with an ensuite shower room, plus a large family bathroom and plenty of storage.*

A wide entrance hall opens onto a light and airy lounge with doors to the kitchen and dining area, making it ideal for entertaining. Patio doors open from the dining area onto a large conservatory with garden views. In the summer, you can open up the conservatory and soak up the sun on your patio.

This home combines traditional elements with vital modern touches. Solidly built in block and stone, it makes use of the finest materials, including native Pennant stone, slate roofs and oak floors. The addition of FTTP broadband and a charging point for electrical vehicles means you won't have to spend additional money to future-proof your home.



GROUND FLOOR	METRES	FEET
Kitchen / Dining	6.32m x 2.73m	20'8" x 8'11"
Lounge	4.16m x 4.63m	13'7" x 15'2"
Conservatory	2.72m x 2.95m	8'11" x 9'8"
Master Bedroom	2.85m x 3.83m	9'4" x 12'6"
En-Suite	1.54*m x 2.73*m	5'0" x 8'11"
Bedroom 2	4.03*m x 2.65*m	13'2" x 8'8"
Bedroom 3	2.92m x 2.45m	9'6" x 8'0"
Bathroom	2.32*m x 2.73*m	7'7" x 8'11"

Internal floor plans may be subject to alteration. \*Dimensions listed are maximum. Computer generated images are for illustrative purposes only.



After working in the housebuilding industry for over 20 years, qualified town planner Gareth Rhys Davies realised there was a niche market for bespoke, luxurious homes that were also accessibly priced. While some developers focus on high density developments and cost-cutting building techniques, Gareth wanted to create homes with a sense of space and style, built with materials he knew would endure and stay looking authentic and attractive.

The result was the formation of GRD Homes in 2014. A small, family-run firm, it places an emphasis on a high level of customer service that's personal, professional and detailed. GRD Homes employs the best-qualified tradespeople, uses quality, branded materials and factors in environmental considerations to create sustainable homes that can be tailored to meet individual needs. Plenty of thoughtful details are included, from fast fibre broadband to charging points for vehicles.

GRD Homes prides itself on meticulous attention to detail and provides a 10-year guarantee for every home. A commitment to creating spacious, attractive developments has made GRD homes synonymous with building timeless bungalows and dormer bungalows. The success of its previous developments in Carmarthenshire and West Wales has helped to build the firm's reputation and assure its future.

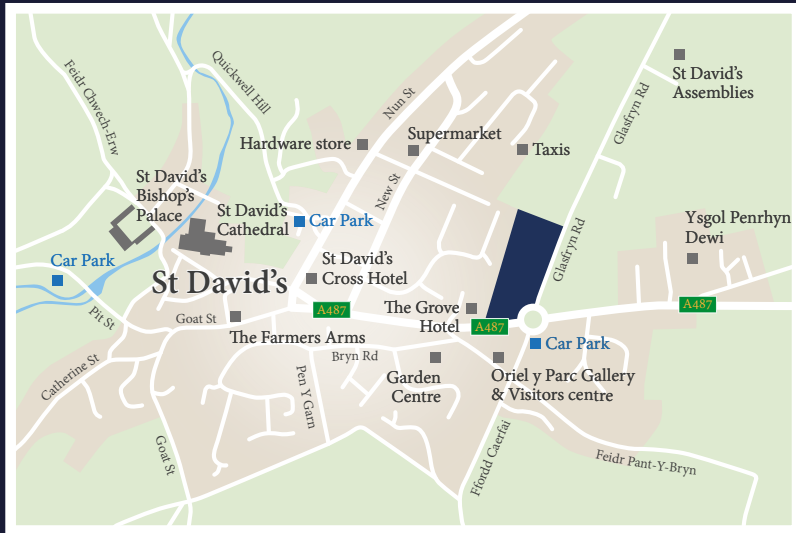




# LLYS GLASFRYN

ST DAVIDS

Sat Nav postcode: SA62 6SD



## GRD HOMES

*Your key to luxury living*

07774 176153 | [grdhomes.co.uk](http://grdhomes.co.uk)

The Developer reserves the right to make alterations to the specifications and elevational treatments without prior notice. These particulars are for guidance only and do not in any way form part of a warranty or guarantee. Please consult our sales negotiator for specific elevational treatments and details. Illustrations are of typical elevations. Please note that all dimensions indicated are approximate and plans are not shown to scale.

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