



The logo for Enzo's homes, featuring a stylized white house icon above the text "Enzo's" in a bold, sans-serif font, with "homes" in a smaller, lowercase sans-serif font below it.

Abbey Woods (Phase 1)  
Llantarnam, Cwmbran

Enzo's Homes.  
**Making dream homes affordable.**



# The perfect home starts with the perfect balance...



Enzo's Homes, leaders in high quality & affordable new build homes, are proud to announce 'Clos Clement'; a collection of beautifully designed 2,3,4 & 5 bedroom homes in Llantarnam, Cwmbran.

Nestled in the beautiful surrounds of Llantarnam Abbey, yet retaining excellent transport links beyond, Abbey Woods is perfect for any discerning owners wishing for urban convenience with a relaxed rural lifestyle. Residents will enjoy fast access to the M4 & A4042 corridors, plus a newly constructed adjoining cycle path, proving that convenience doesn't have to mean compromise.

Upon entering an Enzo's Home you'll immediately notice the level of quality and workmanship not present in a typical new-build. From larger rooms, thicker walls more durable materials our team of architects, designers & craftspeople have worked to create a home every bit deserving of its surroundings. All house types also come with smart energy features including car charging points and up to 75% free hot water, ensuring your home is easy on the environment and wallet. Plus each home is covered by a 10-year structural defect warranty for ultimate peace of mind.

This exciting development begins with Phase 1, which includes 56 of a total 162 homes from the project's 3 phases. We encourage all interested parties to reserve interest at their next convenience to avoid disappointment.

To find this development location use postcode NP44 3GB for sat nav directions.



# Our Quality

We've always believed it's possible to make high-quality homes Affordable, and over the years we've seen our goal of being head and shoulders above the competition in terms of quality come to pass.

Our homes are now known for their high specification and finish; it helps explain why we're LABC Building Awards winners and why so many people fall in love with our homes as soon as they set foot in the door.

**That's the Enzo's Difference.**



## Oak Doors

We use oak internal doors in all our properties, ensuring a grand entrance to every room in the house.



## Advanced Fire Safety

All our welsh homes are fitted with fire sprinklers, ensuring you and your loved ones peace of mind.



## Warranties

All our homes are protected against structural defects for 10 years such as water ingress and flaws in the design, workmanship or materials.



## High Spec Bathrooms

From the sink to the tiles, our bathrooms use only leading brands such as Twyford & Armitage Shanks.



## Top Finishes

High quality clay bricks & leading internal paints add a touch of class and longevity for the perfect finish.



# Energy Efficiency

We're committed to creating homes that lead the market in energy efficiency and don't cost the earth in more ways than one.

That's why we've partnered with some of the industry's leading names and utilised new building technologies and methods to provide a home that not only helps save the environment but helps save you money too.



## 75% free hot water

Benefit from electricity bill savings through the combined use solar PV directly into a state-of-the-art water cylinder.



## Smart Heating

We use groundbreaking Rointe low consumption heaters, ensuring running costs only plummet further.



## Smart Solar PV

Our state-of-the-art in-roof Solar PV system provides high efficiency, ease of use and high performance.



## Unmatched Insulation

Multi-layered reflective insulation provides leading thermal resistance and external vapour protection.



## Thicker Walls

Our interior walls are around twice the depth of the industry standard, providing better strength & insulation.







House type: **Gwili**

164m<sup>2</sup> / 7 plots



4  
bedrooms



Separate  
WC



Family  
Bathroom



Ensuite  
Shower



Offroad  
Parking



Energy  
Smart



Study



Playroom

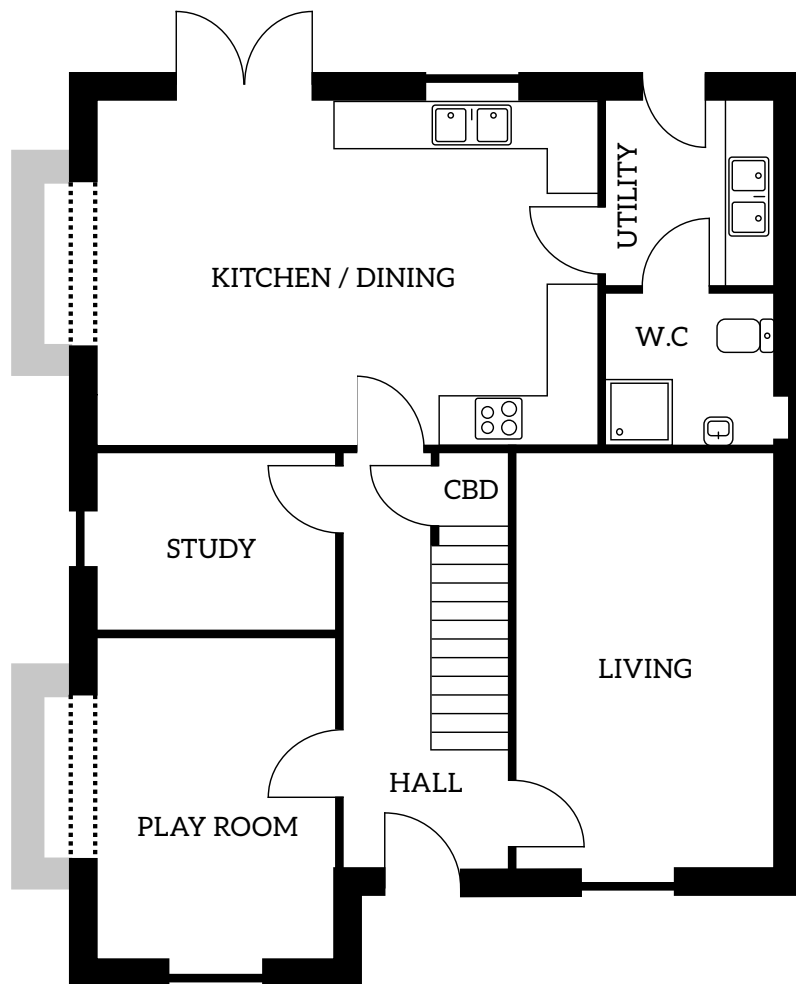


Utility



Car  
Charging

## Ground Floor



**KITCHEN/DINING:** 6.13m x 4.23m

**LIVING ROOM:** 5.08m x 3.14m

**STUDY:** 2.14m x 2.91m

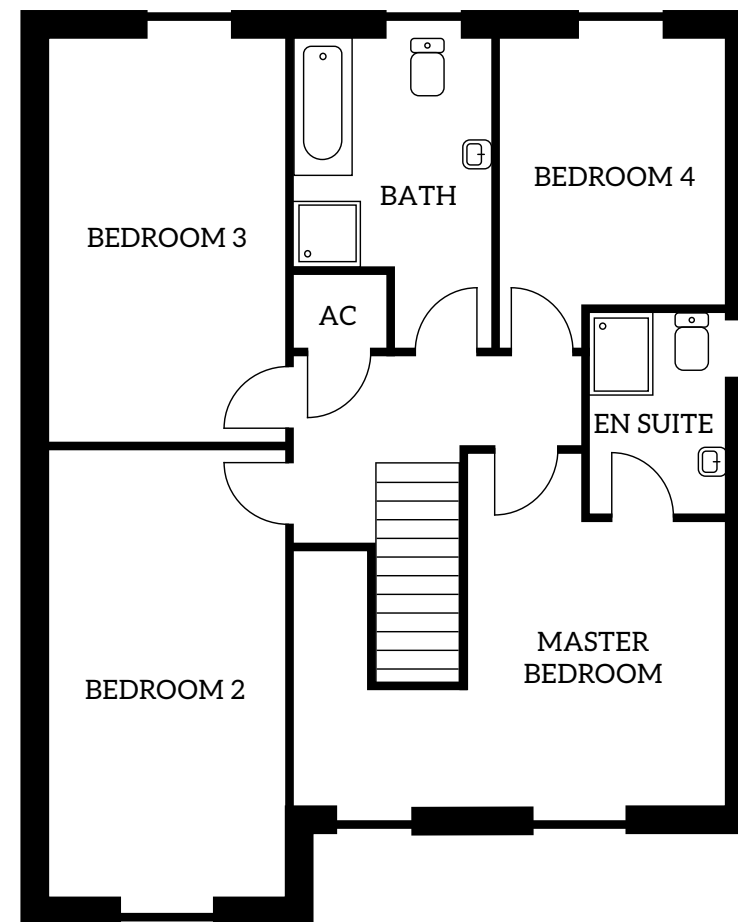
**PLAY ROOM:** 3.94m x 2.91m

**UTILITY:** 2.27m x 2.06m

**W.C:** 2.06m x 1.84m

■ = Plot 28 only    ..... = Remaining plots

## First Floor



**MASTER BEDROOM:** 5.28m x 3.48m

**BEDROOM 2:** 5.48m x 2.91m

**BEDROOM 3:** 4.95m x 2.91m

**BEDROOM 4:** 3.27m x 2.76m

**BATHROOM:** 3.80m x 2.40m

**EN SUITE:** 2.43m x 1.65m





House type: **Llansteffan**

156m<sup>2</sup> / 1 plot



4  
bedrooms



Separate  
WC



Family  
Bathroom



Ensuite  
Shower



Offroad  
Parking



Energy  
Smart



Study



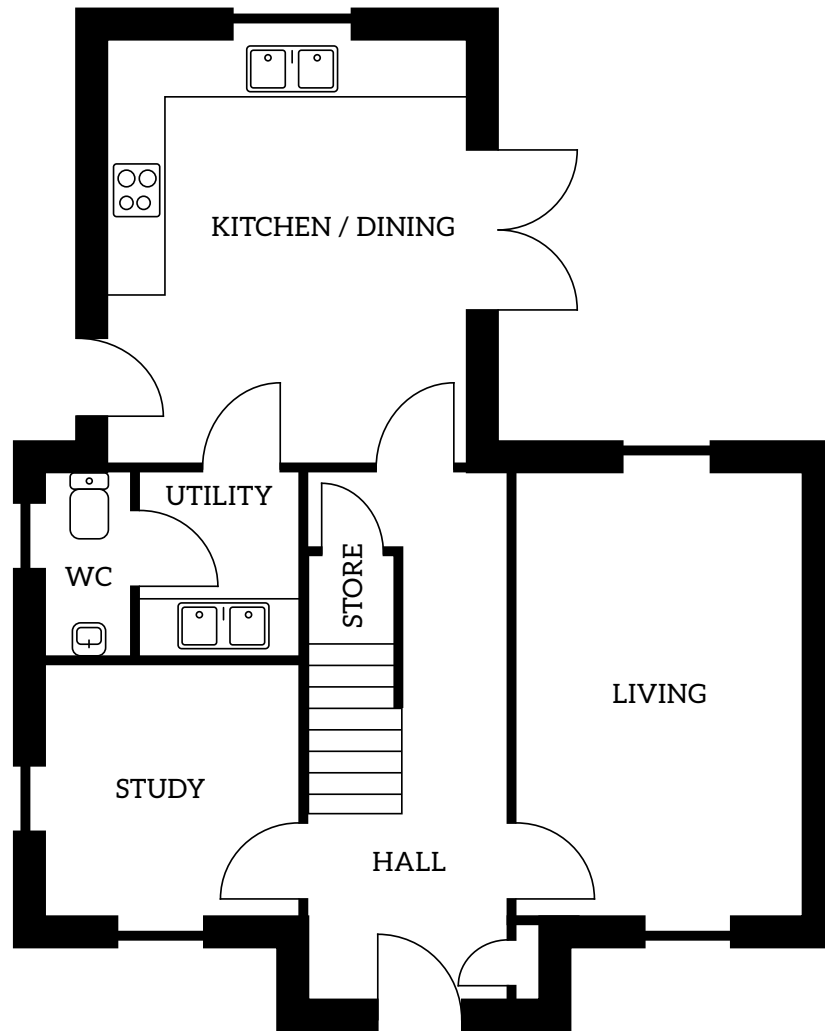
Utility



Car  
Charging



## Ground Floor



**KITCHEN/DINING:** 3.82m x 4.55m

**LIVING ROOM:** 3.05m x 4.72m

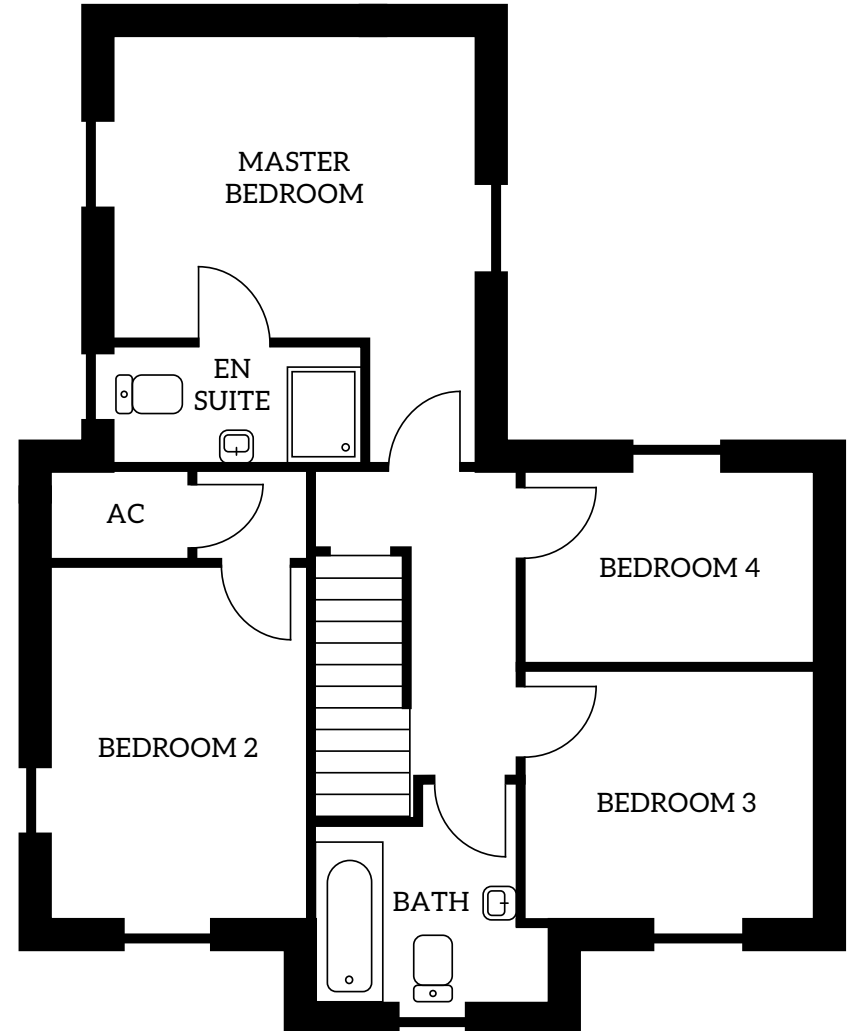
**STUDY:** 2.69m x 2.66m

**UTILITY:** 1.67m x 1.94m

**W.C:** 0.9m x 1.99m

**EN-SUITE:** 2.09m x 2.1m

## First Floor



**MASTER BEDROOM:** 3.82m x 3.17m

**BEDROOM 2:** 2.69m x 3.7m

**BEDROOM 3:** 3.05m x 2.6m

**BEDROOM 4:** 3.05m x 1.7m

**BATHROOM:** 2.45m max x 1.85m min

**AC:** 1.5m x 0.95m



House type: **Raglan**

95m<sup>2</sup> / 6 plots



3  
bedrooms



Separate  
WC



Family  
Bathroom



Ensuite  
Shower



Offroad  
Parking



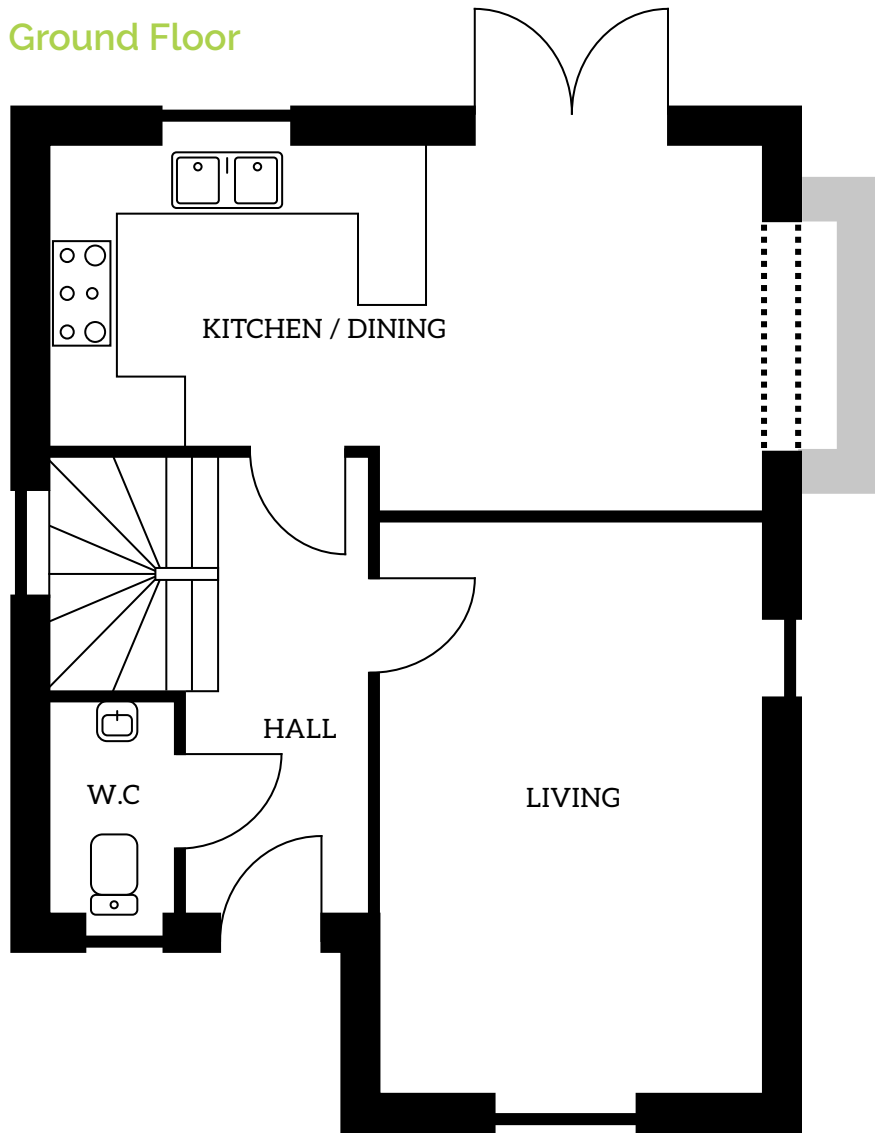
Energy  
Smart



Car  
Charging



## Ground Floor



**KITCHEN/DINING:** 6.29m x 3.2m

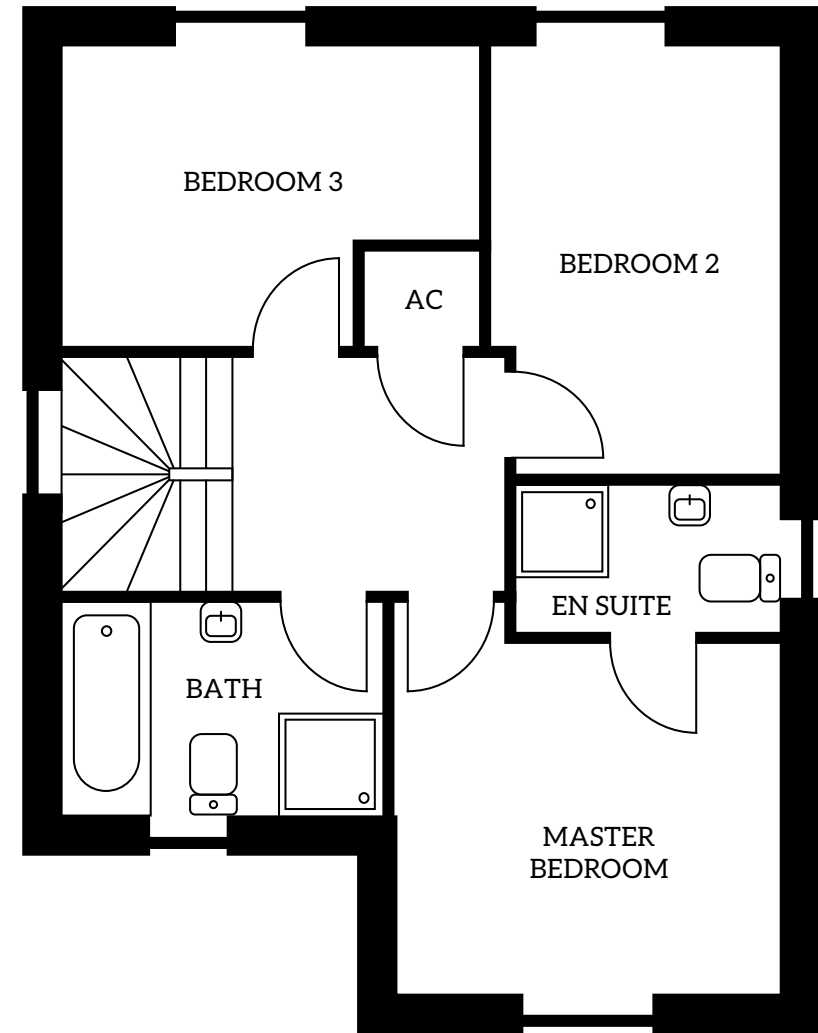
**LIVING ROOM:** 3.37m x 5m

**W.C:** 1.1m x 1.85m

■ = Plot 26 only    ■■■■ = Remaining plots.

Smaller living room window plot 26 only.

## First Floor



**MASTER BEDROOM:** 3.37m x 3.07m

**BEDROOM 2:** 2.52m max x 3.74m

**BEDROOM 3:** 3.65m max x 2.63m max

**EN SUITE:** 2.3m x 1.3m

**BATHROOM:** 2.81m x 1.85m

**AC:** 1.02m x 0.83m



House type: **Powis**

98m<sup>2</sup> / 4 plots



3  
bedrooms



Separate  
WC



Family  
Bathroom



Ensuite  
Shower



Offroad  
Parking



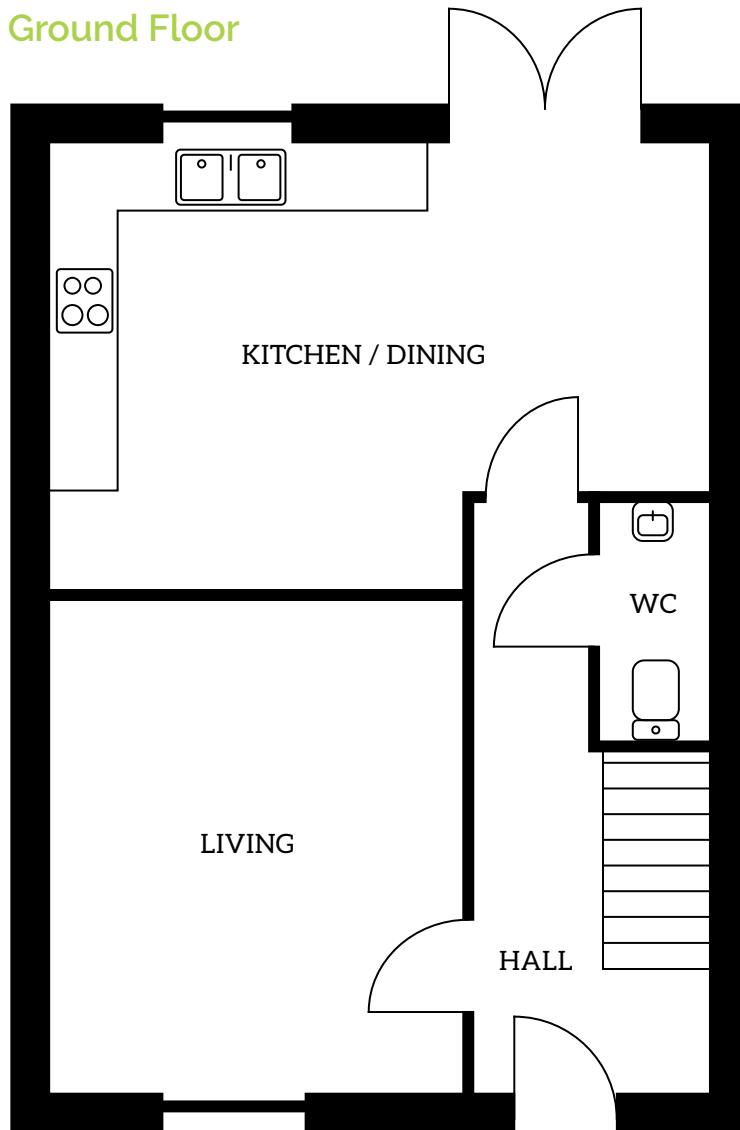
Energy  
Smart



Car  
Charging



## Ground Floor

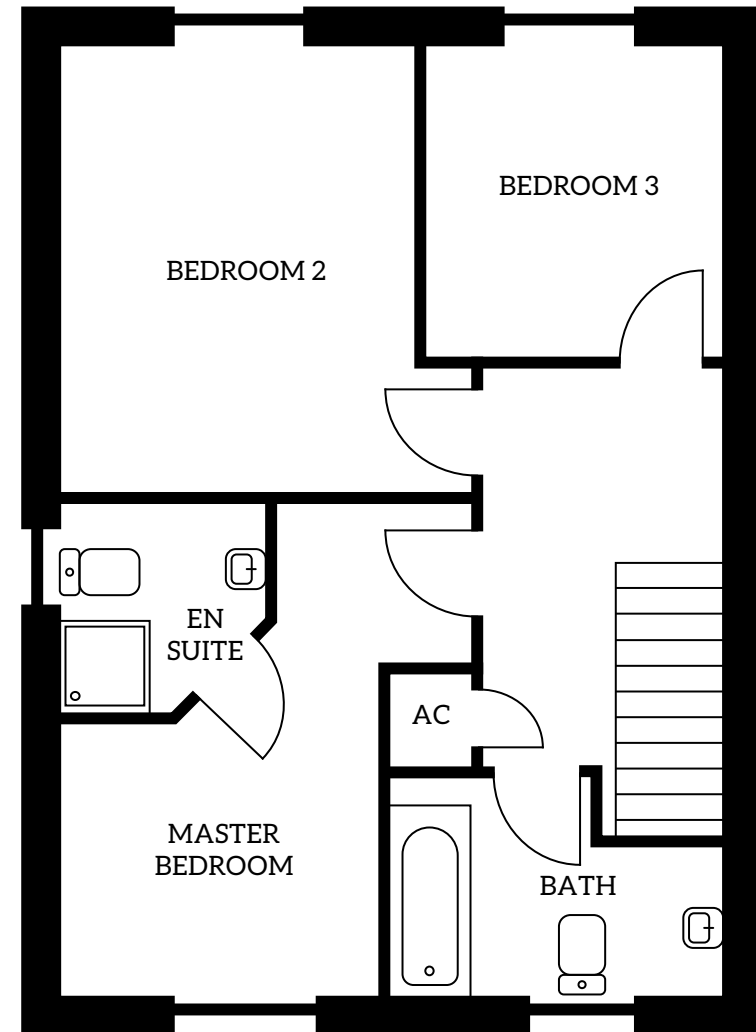


**KITCHEN/DINING:** 5.84m x 3.08m

**LIVING ROOM:** 3.64m x 4.36m

**W.C:** 0.96m x 2.09m

## First Floor



**MASTER BEDROOM:** 2.8m min x 2.42m min

**BEDROOM 2:** 3.12m min x 3.95m

**BEDROOM 3:** 2.65m x 2.75m

**EN SUITE:** 1.86m max x 1.83m max

**BATHROOM:** 2.92m max x 1.98m min

**AC:** 0.73m x 0.83m



Final exterior may differ from illustration



House type: **Kidwelly**

98m<sup>2</sup> / 1 plot



3  
bedrooms



Separate  
WC



Family  
Bathroom



Ensuite  
Shower



Offroad  
Parking



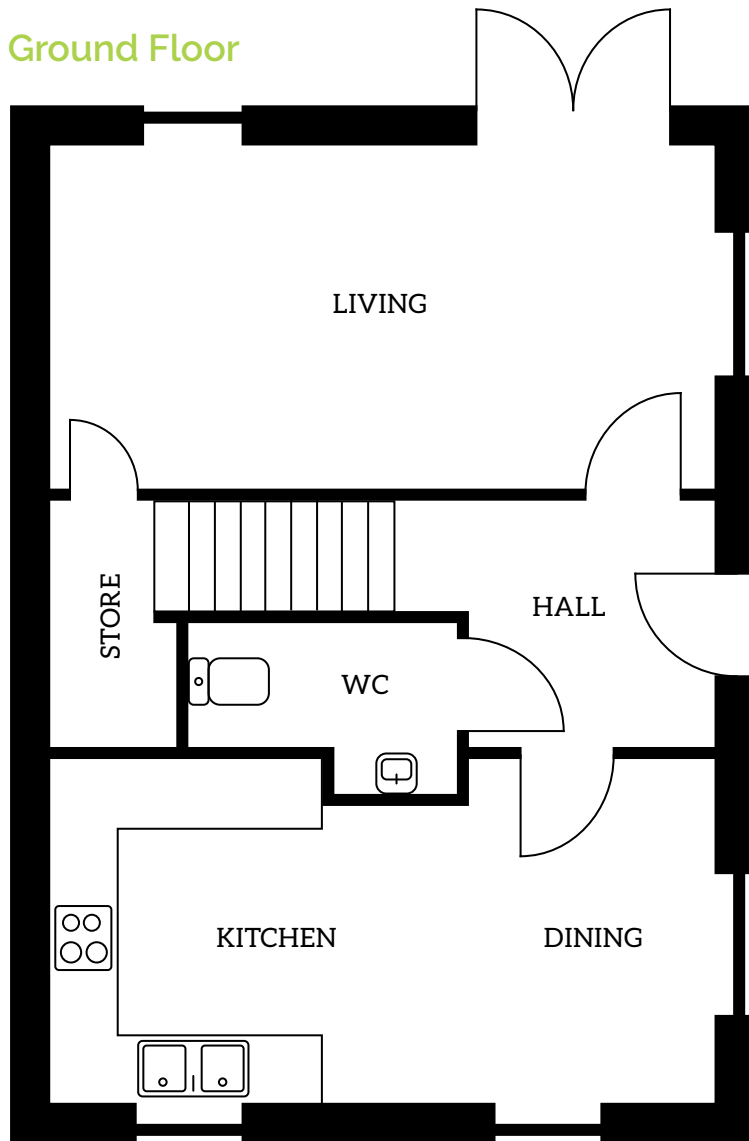
Energy  
Smart



Car  
Charging



## Ground Floor

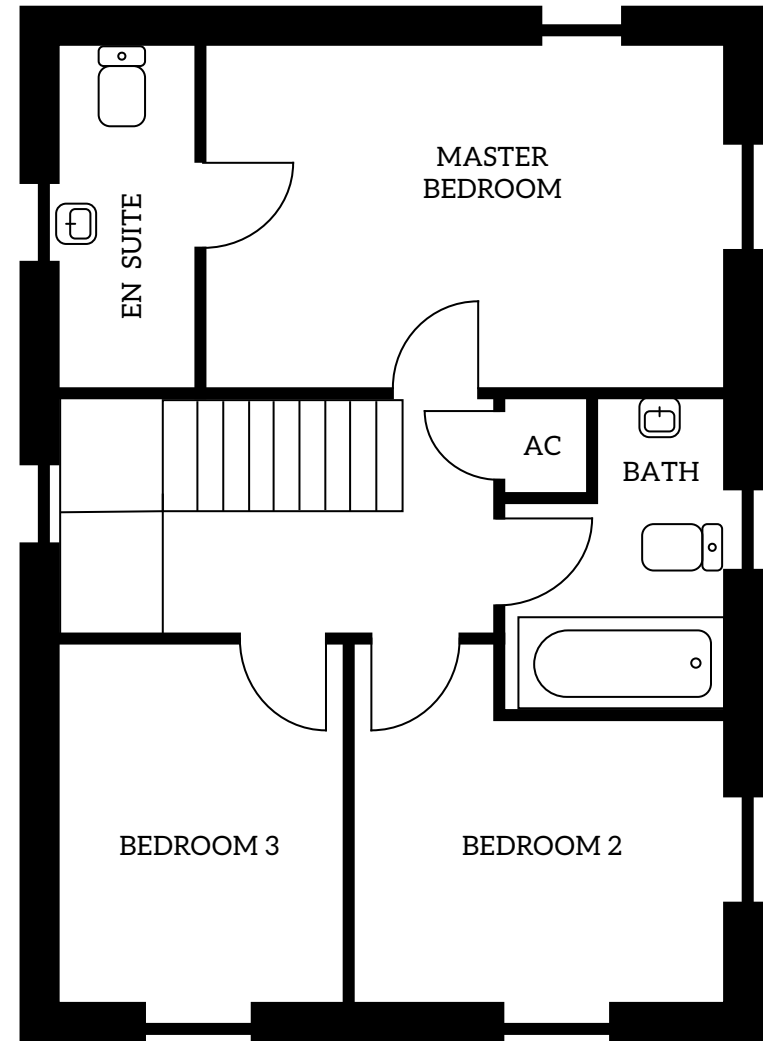


**KITCHEN/DINING:** 5.84m x 3.02m

**LIVING ROOM:** 5.84m x 3.01m

**W.C:** 2.35m x 1.48m

## First Floor



**MASTER BEDROOM:** 4.52m x 3.01m

**BEDROOM 2:** 3.22m x 2.47m min

**BEDROOM 3:** 2.5m x 3.14m

**EN SUITE:** 4.52m x 1.2m

**BATHROOM:** 1.9m max x 2.71m

**AC:** 0.73m x 0.83m



House type: **Penrice**

84m<sup>2</sup> / 4 plots



2  
bedrooms



Separate  
WC



Family  
Bathroom



Study



Offroad  
Parking



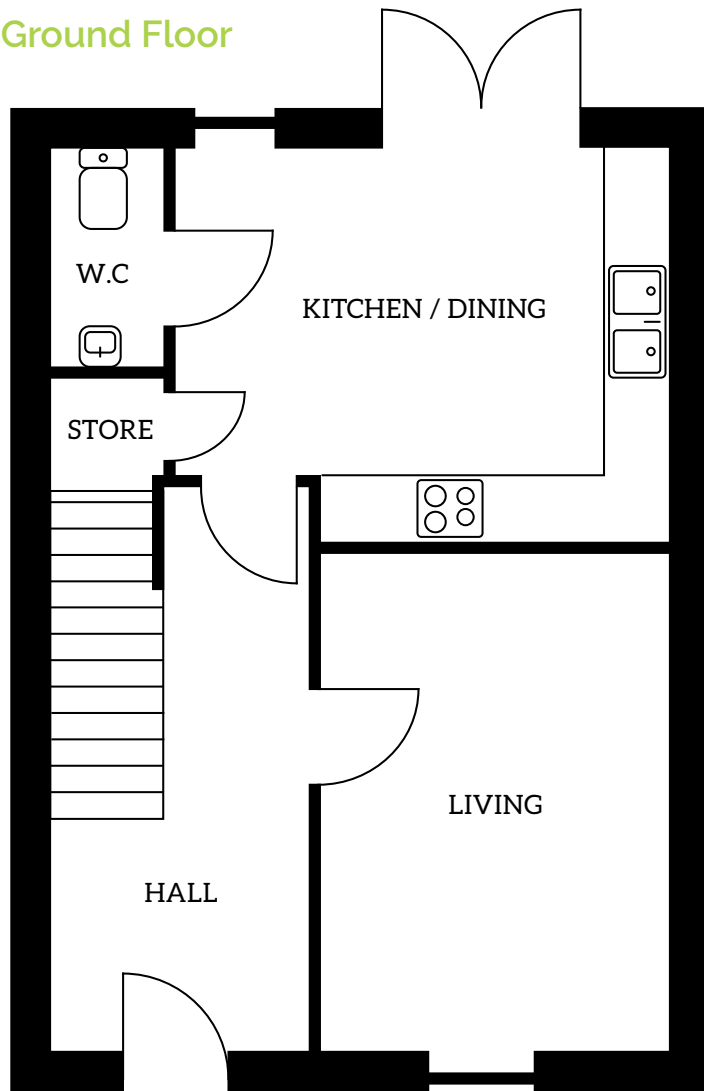
Energy  
Smart



Car  
Charging



## Ground Floor

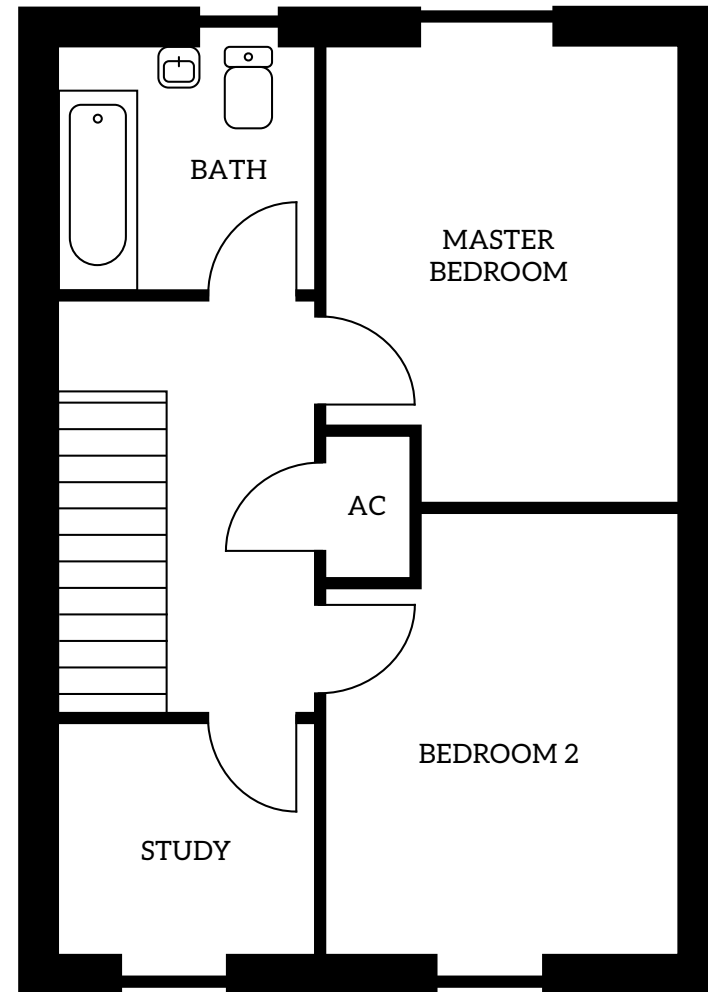


**KITCHEN/DINING:** 4.29m x 4.42m

**LIVING ROOM:** 3.02m x 4.32m

**W.C:** 0.95m x 1.95m

## First Floor



**MASTER BEDROOM:** 3.02m max x 3.93m

**BEDROOM 2:** 3.02m max x 3.82m

**STUDY:** 2.21m x 2m

**BATHROOM:** 2.21m x 2.1m

**AC:** 1.2m x 0.7m



House type: **Caldictot**

79m<sup>2</sup> / 2 plots



3  
bedrooms



Separate  
WC



Family  
Bathroom



Ensuite  
Shower



Offroad  
Parking



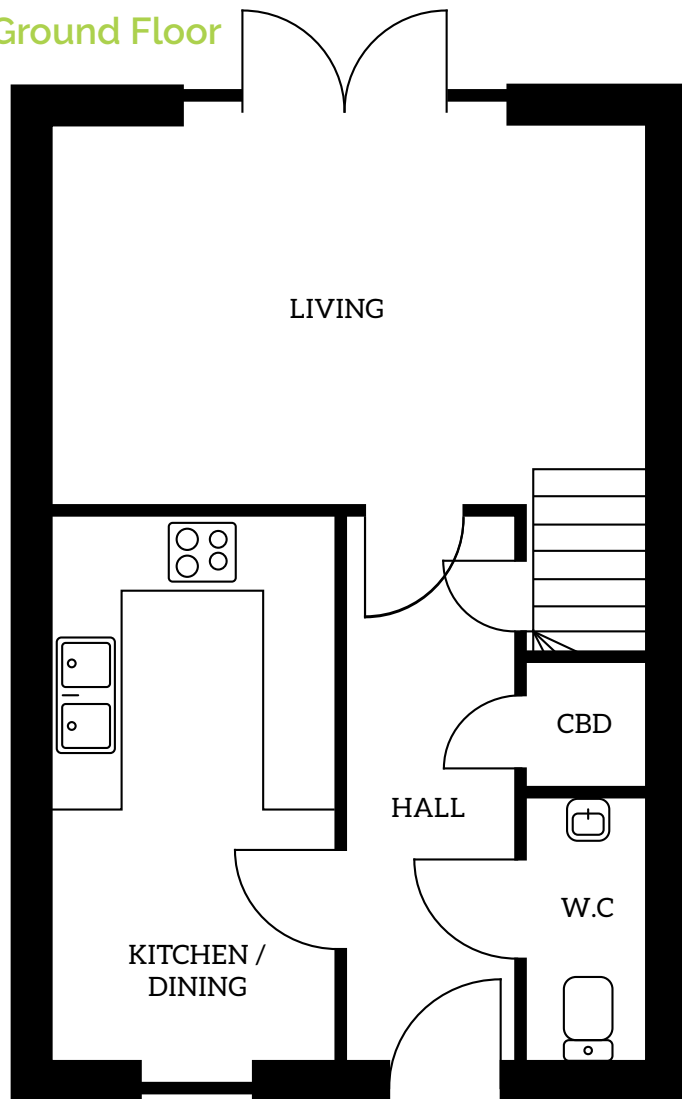
Energy  
Smart



Car  
Charging



## Ground Floor

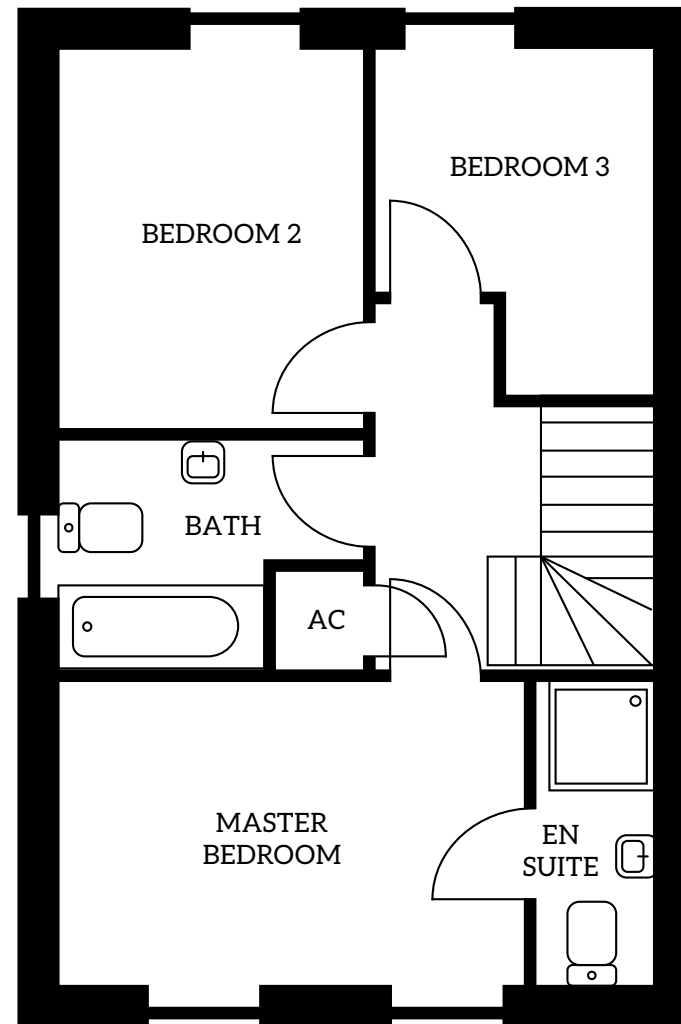


**KITCHEN/DINING:** 2.38m x 4.56m

**LIVING ROOM:** 5.01m x 3.18m

**W.C:** 1m x 2.2m

## First Floor



**MASTER BEDROOM:** 3.89m x 2.54m

**BEDROOM 2:** 2.54m x 3.18m

**BEDROOM 3:** 2.35m x 2.9m

**EN SUITE:** 1m x 2.54m

**BATHROOM:** 1.73m min x 1.9m max

**AC:** 0.73m x 0.83m



House type: **Chepstow**

122m<sup>2</sup> / 10 plots



4  
bedrooms



Separate  
WC



Family  
Bathroom



Ensuite  
Shower



Study



Offroad  
Parking



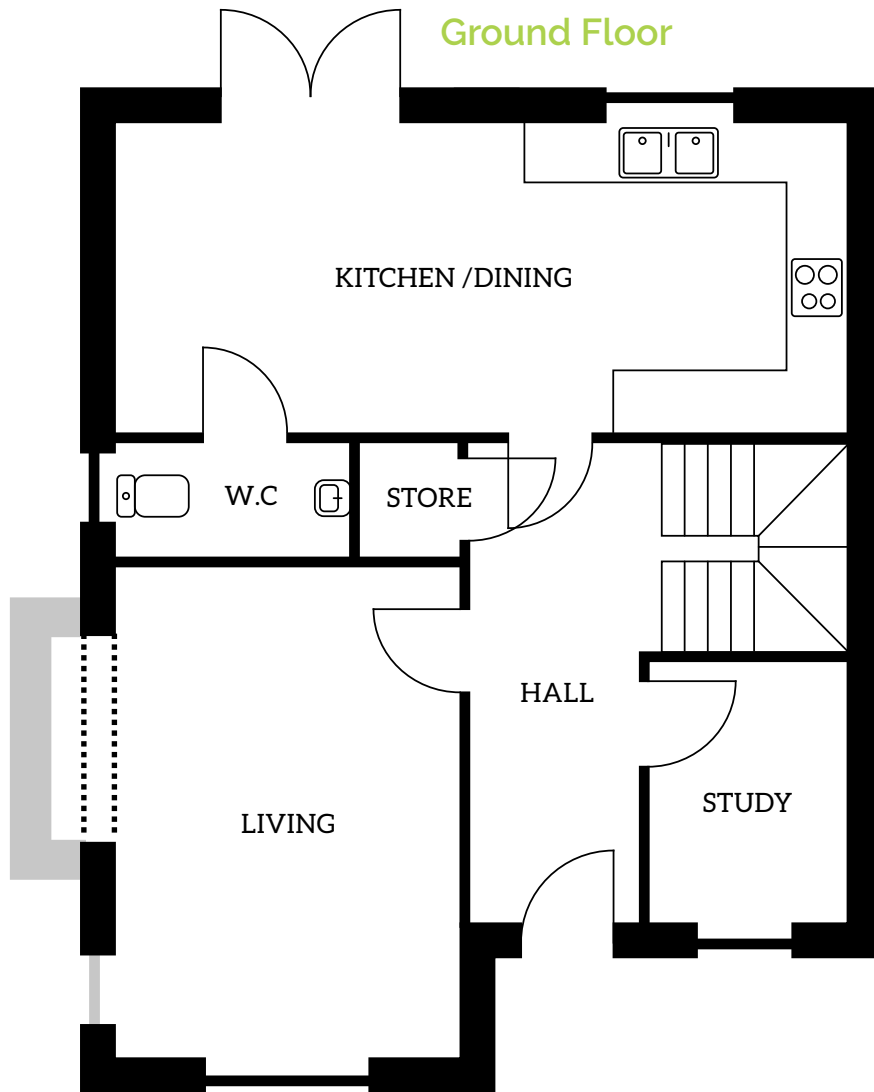
Energy  
Smart



Car  
Charging



## Ground Floor



**KITCHEN/DINING:** 7.19m x 3.05m

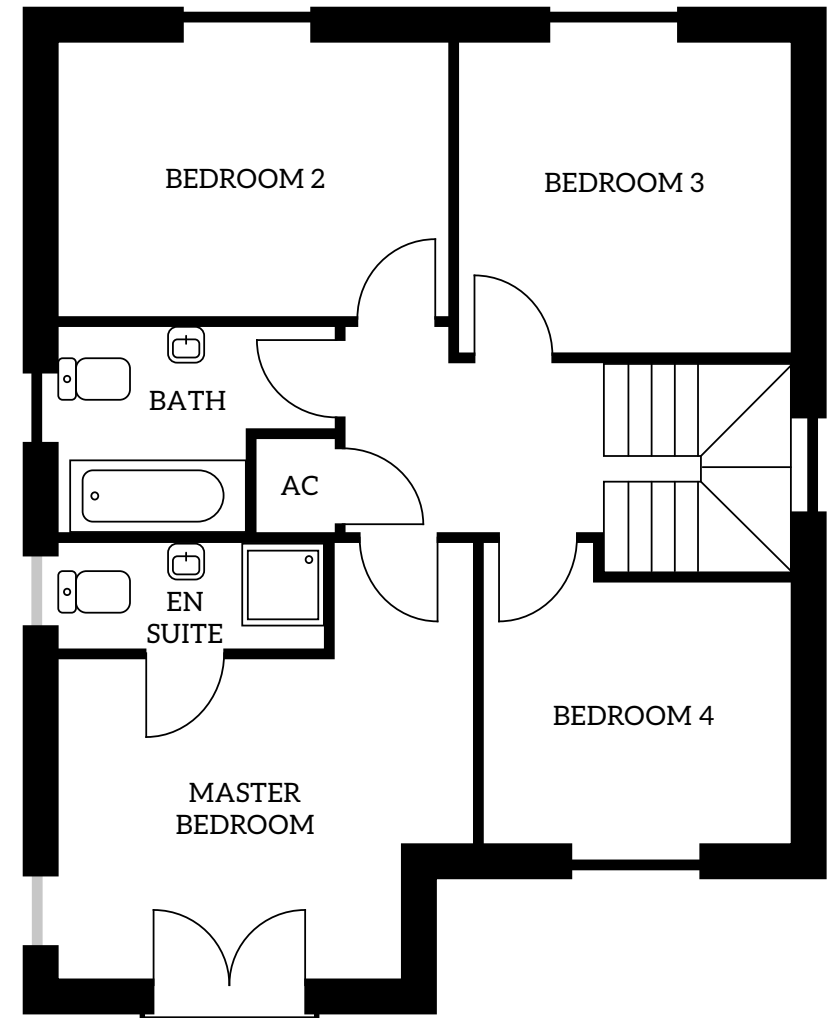
**LIVING ROOM:** 3.37m x 4.83m

**W.C:** 2.29m x 1.1m

**STUDY:** 1.94m x 2.54m

■ = Plot 27 only    ..... = Remaining plots

## First Floor



**MASTER BEDROOM:** 3.37m min x 3.13m min

**BEDROOM 2:** 3.83m x 2.7m

**BEDROOM 3:** 3.25m x 3.05m

**BEDROOM 4:** 3m x 2.54m min

**EN SUITE:** 2.6m x 1.02m

**BATHROOM:** 2.7m max x 2m max



House type: **Cennen**

164m<sup>2</sup> / 1 plot



4  
bedrooms



Separate  
WC



Family  
Bathroom



Ensuite  
Shower



Offroad  
Parking



Energy  
Smart



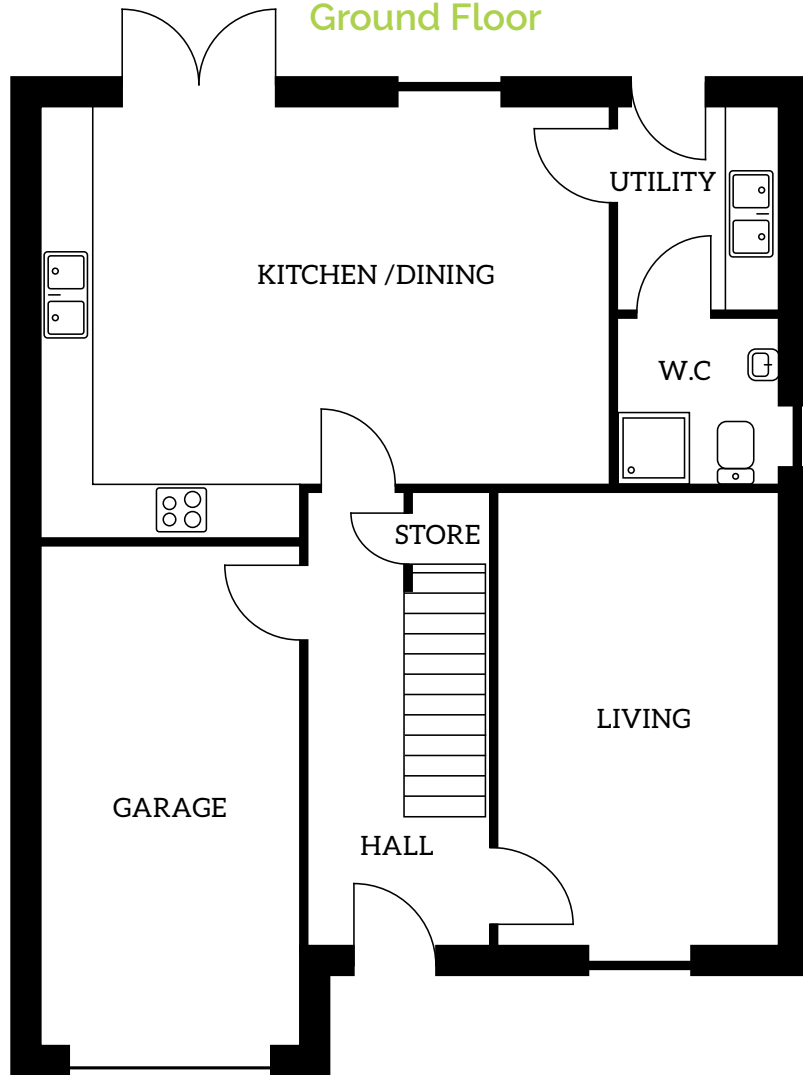
Utility



Car  
Charging



## Ground Floor



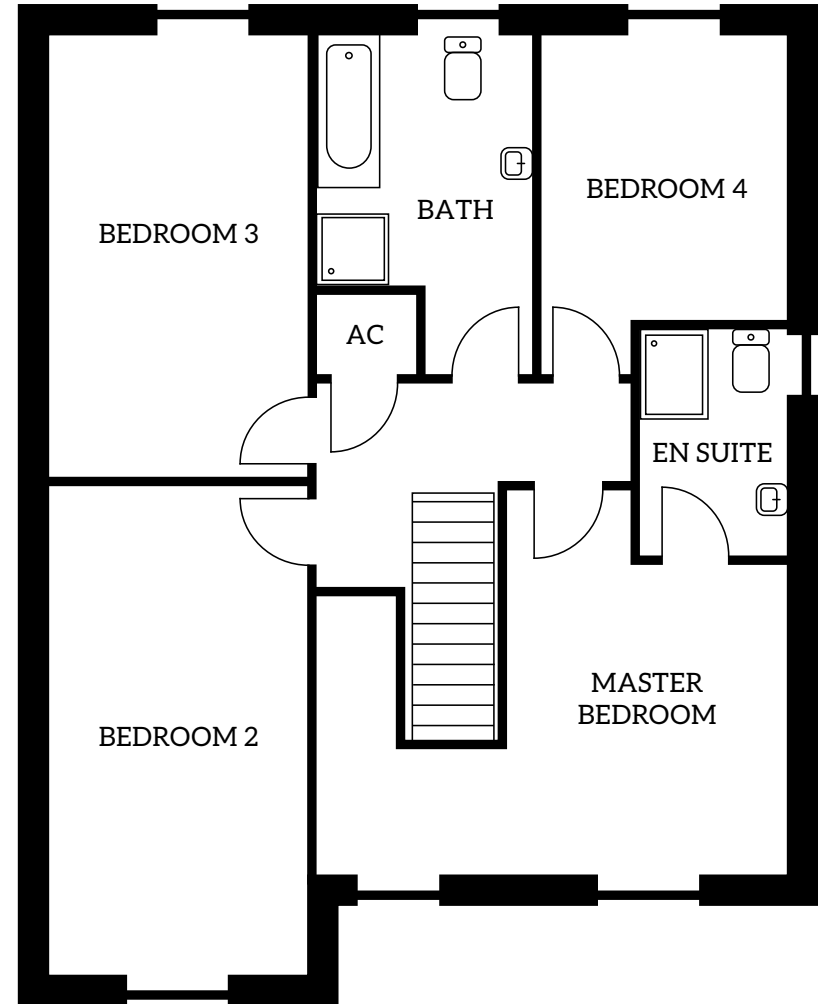
**KITCHEN/DINING:** 6.4m x 4.84m

**LIVING ROOM:** 3.15m x 5.08m

**W.C / SHOWER:** 1.8m x 1.84m

**GARAGE:** 2.92m x 5.61m

## First Floor



**MASTER BEDROOM:** 5.28m max x 3.49m

**BEDROOM 2:** 2.92m x 5.49m

**BEDROOM 3:** 2.92m x 4.96m

**BEDROOM 4:** 2.76m x 3.2m min

**EN SUITE:** 1.65m x 2.52m

**BATHROOM:** 2.4m max x 3.8m max



House type: **Caernarfon**

141m<sup>2</sup> / 2 plots



4  
bedrooms



Separate  
WC



Family  
Bathroom



Ensuite  
Shower



Offroad  
Parking



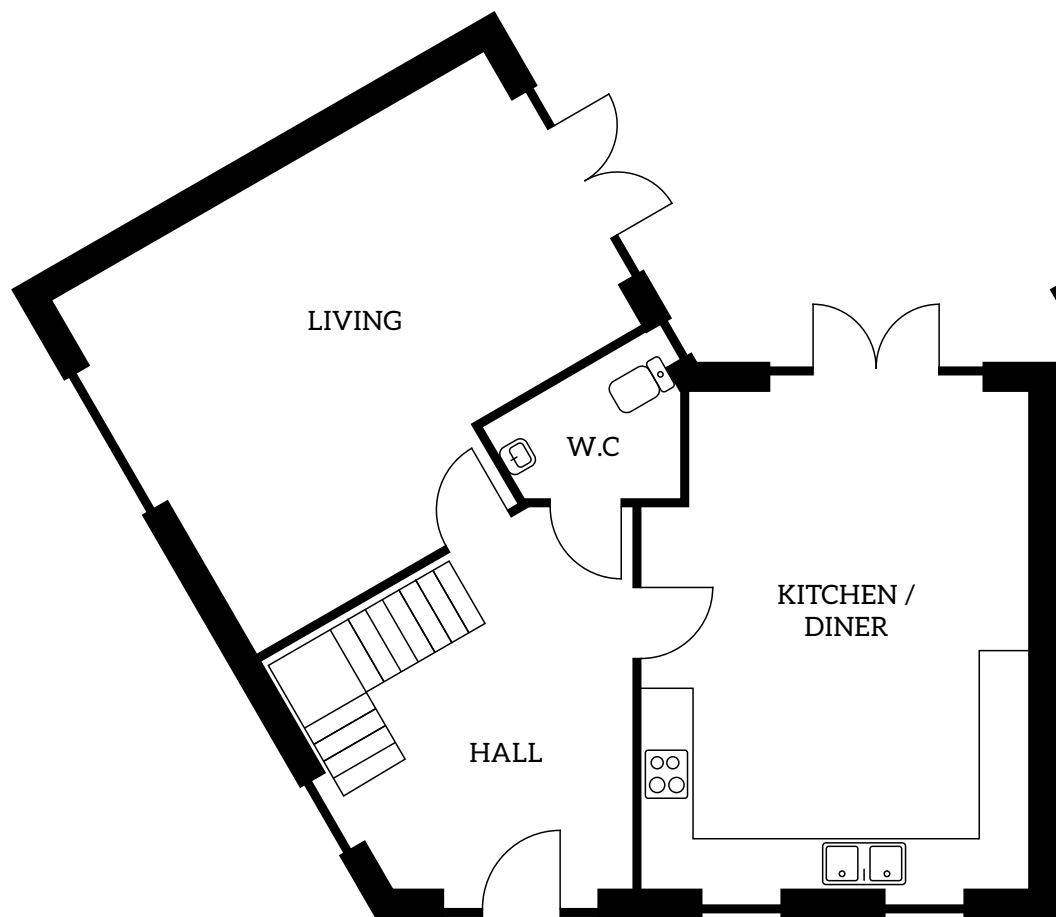
Energy  
Smart



Car  
Charging



## Ground Floor



**KITCHEN/DINING:** 4.54m max x 5.84m

**LIVING ROOM:** 4.78m max x 5.84m max

## First Floor



**MASTER BEDROOM:** 3.7m min x 3.57m max

**BEDROOM 2:** 3.77m max x 3.01m max

**BEDROOM 3:** 3.5m ma x 2.7m max

**BEDROOM 4:** 5.3m x 2.15m min

**EN SUITE:** 2.05m x 2.15m



House type: **Conwy**

164m<sup>2</sup> / 4 plots



4  
bedrooms



Separate  
WC



Family  
Bathroom



Ensuite  
Shower



Offroad  
Parking



Energy  
Smart



Study



Playroom



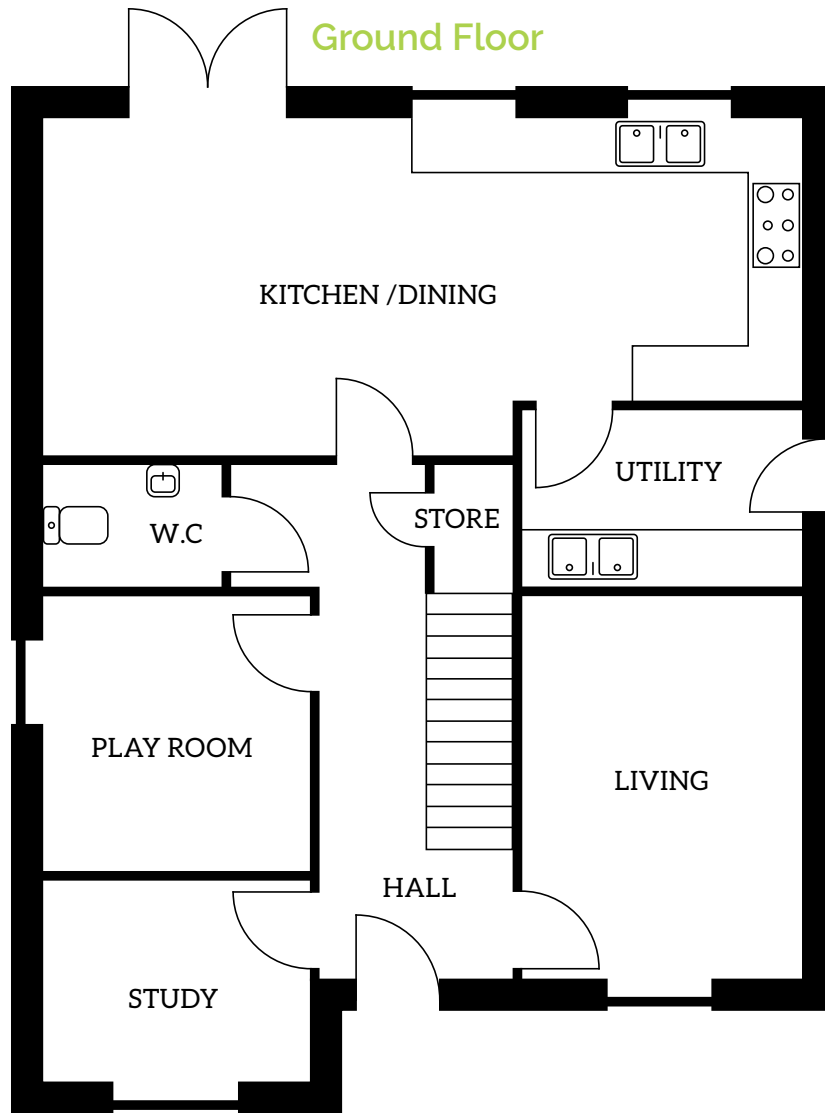
Utility



Car  
Charging



## Ground Floor



**KITCHEN/DINING:** 8.32m x 3.69m

**LIVING ROOM:** 3.06m x 4.19m

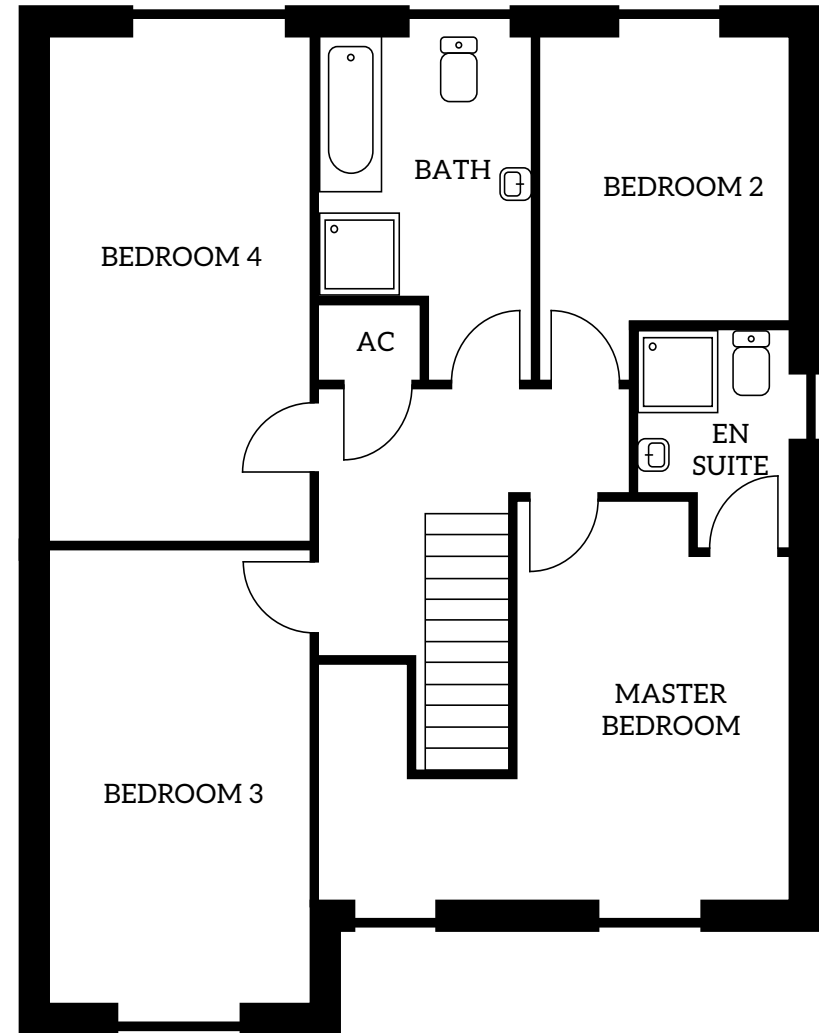
**UTILITY:** 3.06m x 1.9m

**W.C:** 2m x 1.35m

**PLAY ROOM:** 2.91m x 3m

**STUDY:** 2.99m x 2.2m

## First Floor



**MASTER BEDROOM:** 5.28m max x 4.35m max

**BEDROOM 2:** 2.8m max x 3.1m min

**BEDROOM 3:** 2.92m x 4.95m

**BEDROOM 4:** 2.92m x 5.5m min

**EN SUITE:** 1.82m max x 2.34m

**BATHROOM:** 2.7m max x 2m max



House type: **Harlech**

161m<sup>2</sup> / 6 plots



4  
bedrooms



Separate  
WC



Family  
Bathroom



Ensuite  
Shower



Offroad  
Parking



Energy  
Smart



Study



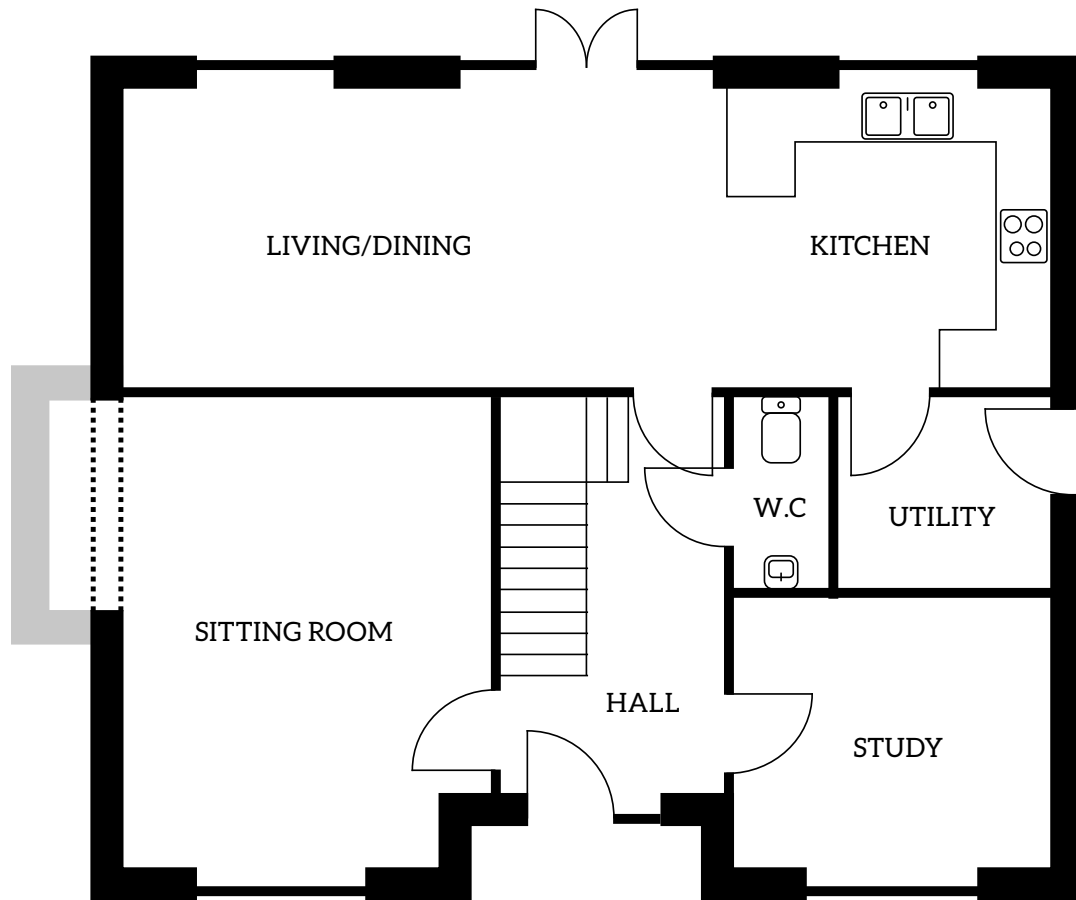
Utility



Car  
Charging



## Ground Floor



**KITCHEN/DINING/LIVING:** 9.97m x 3.22m

**SITTING ROOM:** 3.44m x 4.28m

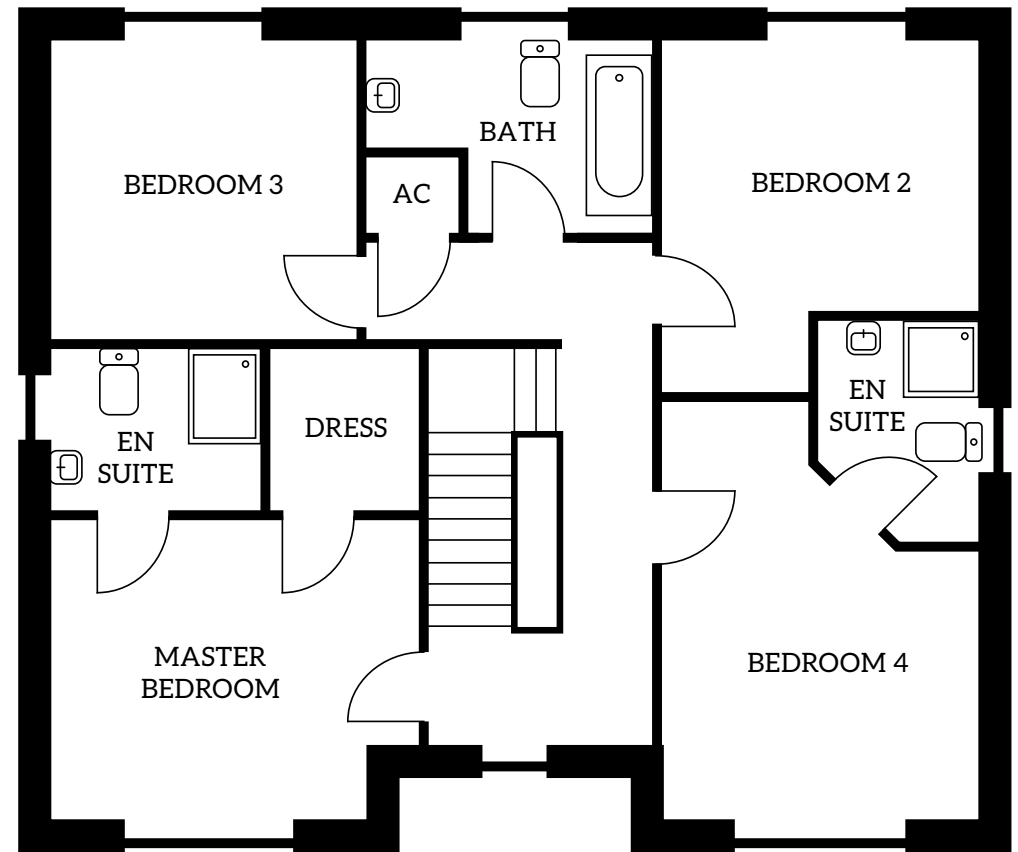
**UTILITY:** 2.25m x 2.07m

**W.C:** 1m x 2.07m

**STUDY:** 3.44m x 2.91m

■ = Plot 1 only    ..... = Remaining plots

## First Floor



**MASTER BEDROOM:** 3.44m min x 3.25m max

**MASTER EN SUITE:** 2.28m x 1.73m

**BEDROOM 2:** 3.42m x 2.95m min

**BEDROOM 3:** 3.3m x 3.3m

**BEDROOM 4:** 3.44m x 4.51m max

**EN SUITE 2:** 1.75m max x 2.36m max

**BATHROOM:** 3.07m max x 2.06m max

**DRESSING ROOM:** 1.61m x 1.72m



House type: **Caerphilly**

172m<sup>2</sup> / 3 plots



4  
bedrooms



Separate  
WC



Family  
Bathroom



Ensuite  
Shower



Offroad  
Parking



Energy  
Smart



Study



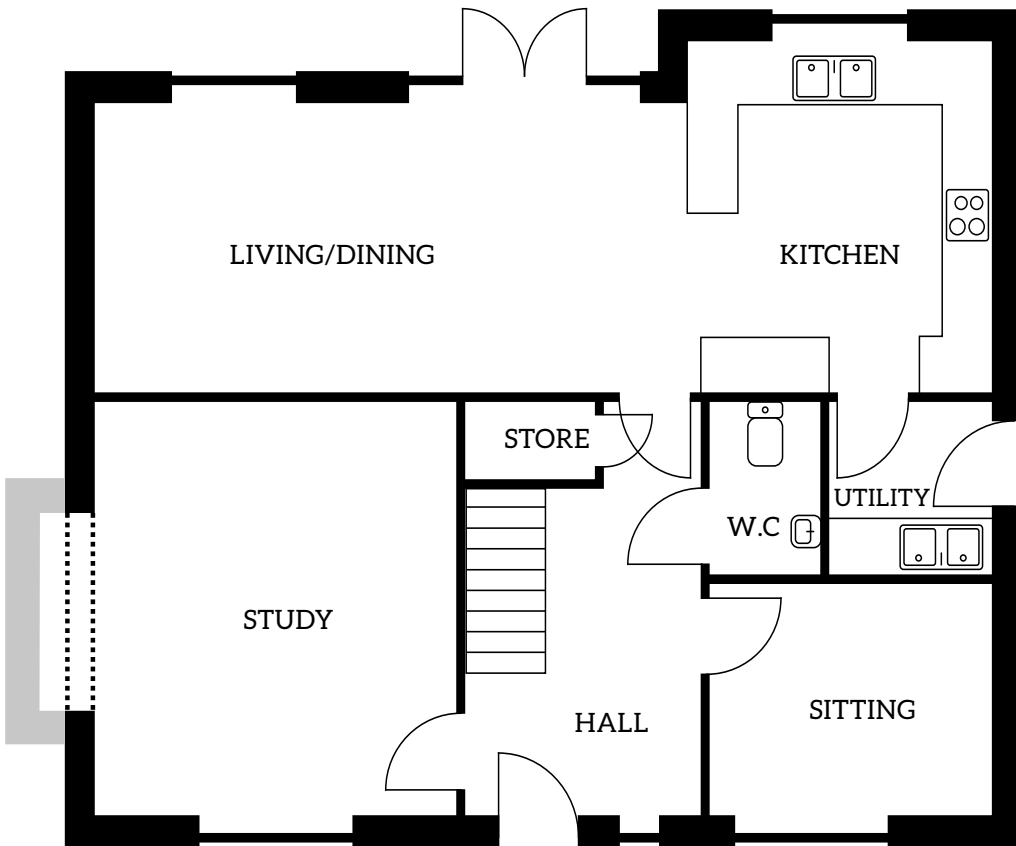
Utility



Car  
Charging



## Ground Floor



**KITCHEN/DINING/LIVING:** 10.57m x 3.87m

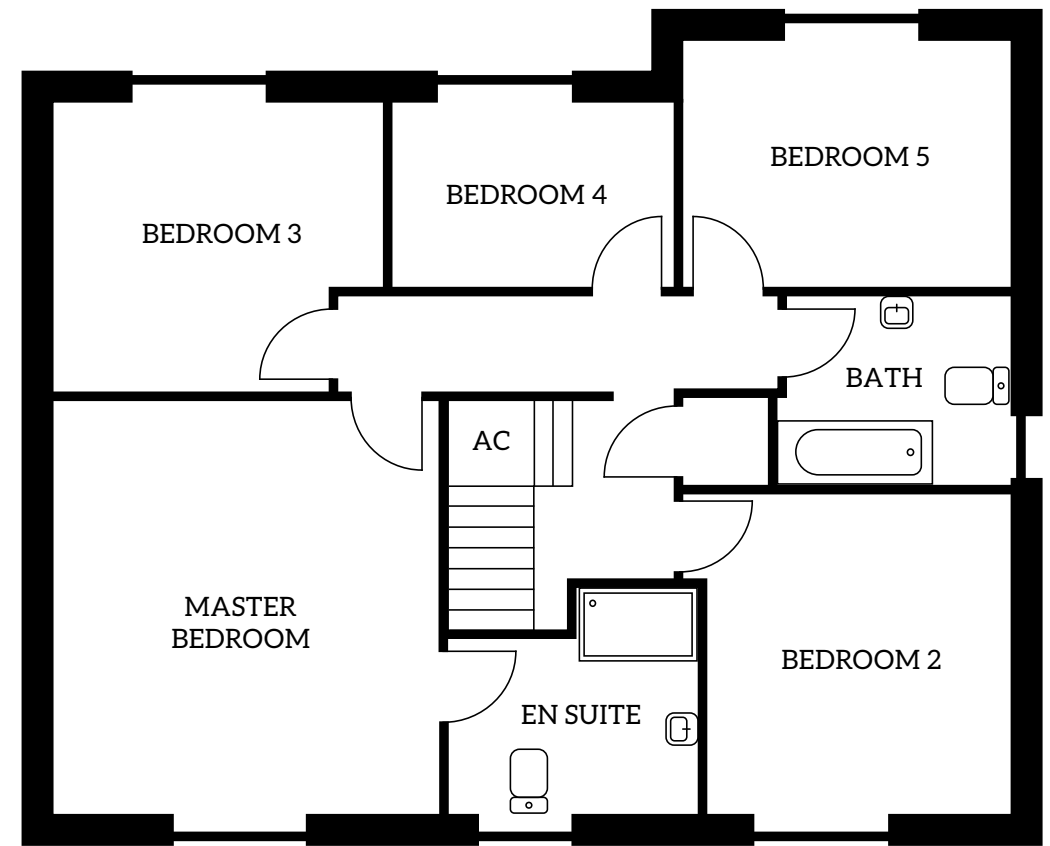
**SITTING ROOM:** 4.25m x 4.56m

**UTILITY:** 1.91m x 1.89m

**W.C:** 1.3m x 1.89m

**STUDY:** 3.33m x 2.55m

## First Floor



**MASTER BEDROOM:** 4.25m x 4.56m

**BEDROOM 2:** 3.33m min x 3.52m min

**BEDROOM 3:** 3.65m x 3.19m

**BEDROOM 4:** 3.09m x 2.04m

**BEDROOM 5:** 3.59m x 2.72m

**BATHROOM:** 3.09m x 2.04m

■ = Plot 41 only

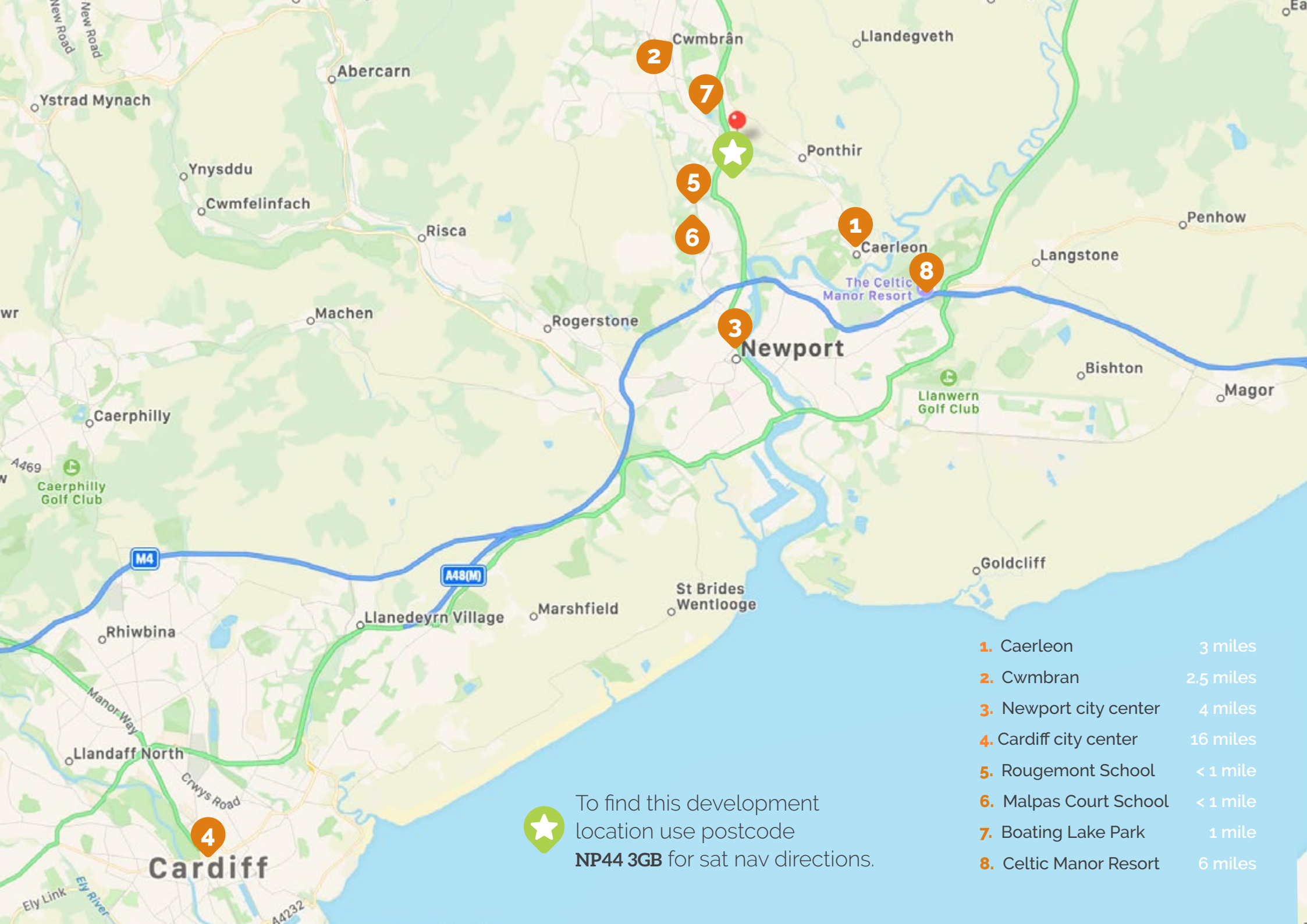
.... = Remaining plots

# Site Plan

- Gwili
- Llansteffan
- Raglan
- Powis
- Kidwelly
- Penrice
- Caldicot
- Chepstow
- Cennen
- Caernarfon
- Conwy
- Harlech
- Caerphilly








To find this development location use postcode **NP44 3GB** for sat nav directions.

- |                        |           |
|------------------------|-----------|
| 1. Caerleon            | 3 miles   |
| 2. Cwmbran             | 2.5 miles |
| 3. Newport city center | 4 miles   |
| 4. Cardiff city center | 16 miles  |
| 5. Rougemont School    | < 1 mile  |
| 6. Malpas Court School | < 1 mile  |
| 7. Boating Lake Park   | 1 mile    |
| 8. Celtic Manor Resort | 6 miles   |

A woman with short blonde hair is sitting on a brown sofa in a living room. She is wearing a patterned top and blue jeans, and is holding a white cup. The room has a window with a vase and a decorative object on the sill. A coffee table with a wooden box and a small figurine is in the foreground.

*“The quality & workmanship took us by surprise & we both felt this is where we want to be.”*

Watch Julie's story:  
[enzoshomes.co.uk/stories](https://enzoshomes.co.uk/stories)



# Help to Buy

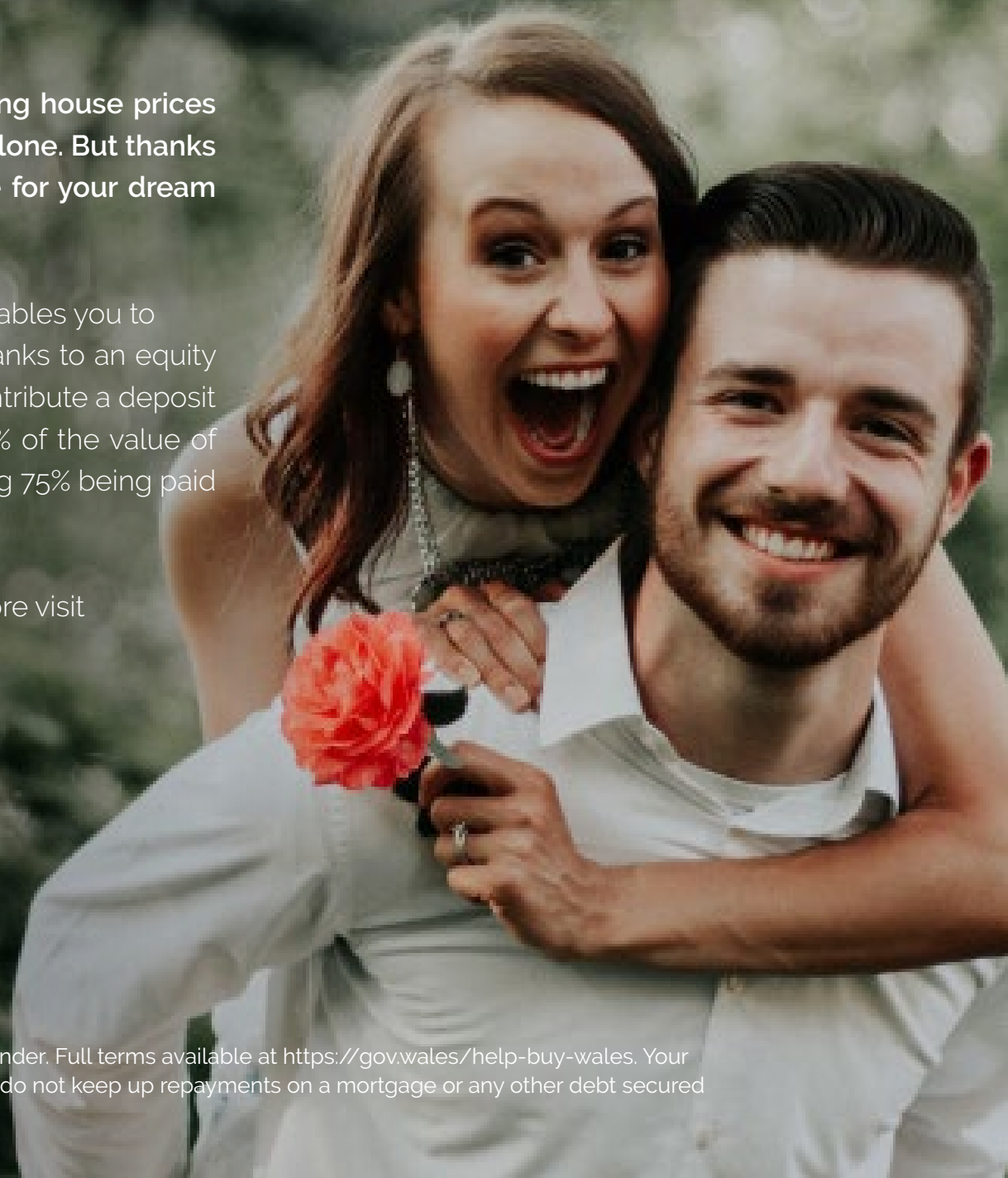
Are you finding buying a new home unaffordable? Rising house prices and stricter mortgage requirements means you're not alone. But thanks to Enzo's Homes and Help to Buy, getting a mortgage for your dream home just got a whole lot easier...

Help to Buy is the government-backed scheme which enables you to secure a mortgage with a smaller deposit than usual, thanks to an equity loan provided by the government. You are required to contribute a deposit of only 5% and the government will contribute up to 20% of the value of your home in the form of an equity loan with the remaining 75% being paid through a standard mortgage as normal.

The scheme is available on all Enzo's Homes\*. To read more visit [www.enzohomes.co.uk/helptobuy](http://www.enzohomes.co.uk/helptobuy)



Applies to homes £250,000 and under. Full terms available at <https://gov.wales/help-buy-wales>. Your home may be repossessed if you do not keep up repayments on a mortgage or any other debt secured on it.





Contact our team today:

**01269 597155**

**[www.enzoshomes.co.uk](http://www.enzoshomes.co.uk)**

All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs, and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.

\*More information regarding our warranties can be found at [globalhomewarranties.com](http://globalhomewarranties.com); full terms and conditions are available upon request. Point of interest distances may be rounded down to single figures.