

THE 
LIGHTHOUSE
WALK
NEWPORT · GWENT



INTRODUCING A COLLECTION OF DESIGN LED, CONTEMPORARY HOMES IN THE HEART OF NEWPORT'S SPORTS AND LIFESTYLE DISTRICT.

A wonderful opportunity to secure the values that you dream of for you and your family – a chance to live your best life within a stunning, forward thinking yet small and perfectly formed development. The Lighthouse Walk offers enviable living in a quiet cul-de-sac, quietly tucked away yet convenient to everything that this exciting part of Newport now offers.

Each of the three property designs, whether it be a three or four bedroomed house, present Hawkfield Homes' trademark design led interiors and thoughtful open plan spaces. From the pared back ease of the bright and 'easy on the eye' kitchens, which certainly have enough space to not just entertain but enjoy day to day living to the max, to bathrooms and ensuites boasting a boutique hotel feel, everything has been thought through many times resulting in a finished that Newport is yet to see.

We are proud to introduce our ethos of building wonderful homes into Wales, with The Lighthouse Walk bringing something unique to you, our homebuyers.

Welcome Home.



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BEACHES, THE BEACONS, BISTROS AND BOARDS. EVERY LIFESTYLE IS WITHIN EASY REACH.

Probably one of the most forward thinking and design driven developments to arrive in Newport over the last few years, The Lighthouse Walk offers not just thoughtful and contemporary living but is also perfectly positioned within Newport having everything and more than you could wish for on your doorstep. With excellent access to the M4 motorway - commuting to Cardiff, Bristol and further afield is a breeze.

More locally, Newport offers fantastic opportunities for employment with many large Plc companies relocating to the area, new out of town shopping malls and fantastic local schools fully support the infrastructure of the race to make Newport a go to destination for homeowners locally and from outside of the area alike.

Together with well known restaurant chains and café bars, delve a little deeper and you'll be surprised to find some really outstanding eateries in the area, Bistrot Pierre, Pod and Gem42 on Bridge Street, for example, a discreet little Italian with a larger than life following, offering exemplary tasting menus from award winning chefs.

Sporting enthusiasts have the pick of the crop in terms of facilities. The renowned 18 hole Championship Golf Course at Celtic Manor Resort, set within 2,000 acres of panoramic parkland is within an easy ten minute drive, alternatively Llanwern Golf Club is on the doorstep of The Lighthouse Walk. The Geraint Thomas National Velodrome and Newport International Sports Village are a quick two minute walk away and offer nothing but outstanding sporting facilities and opportunities to take part in a plethora of sporting events including athletics, swimming, indoor and outdoor cycling tracks, all racket sport courts as well as astro turf facilities and gym membership.

For those who enjoy the great outdoors then the Gold Cliffe Coastal Walk leads you across the Caldicot and Wentloog Levels to meet in the City of Newport, a somewhat challenging but nevertheless fulfilling and interesting walk. A visit to The Gwent Levels is a fantastic day out, designated as an area of Outstanding Historic Interest in Wales having landmarks and the remains of medieval settlements and Roman occupation along the way. A little further afield but well worth the easy journey is The Gower - a mecca for surfers and with some beautiful beaches and pretty coastal villages.

Croeso i Casnewydd



THE LIGHTHOUSE WALK
NEWPORT · GWENT

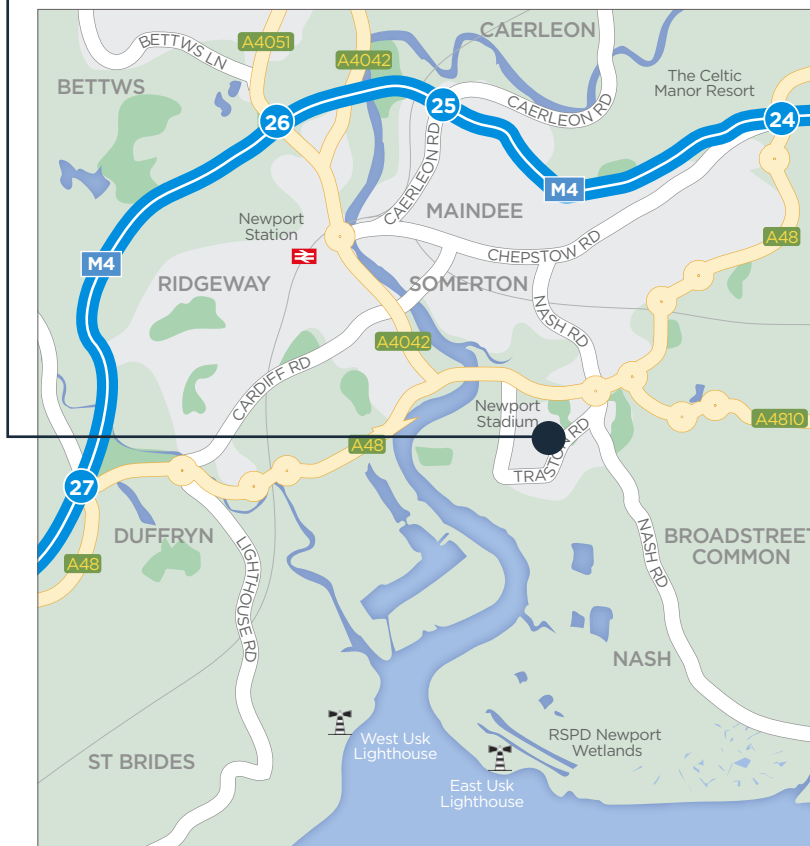
The Lighthouse Walk, Traston Road, Newport, NP19 4RR

Directions from the WEST

Exit from the M4 at junction 28, follow the A48 through Newport, at the first roundabout after The River Usk take the third exit onto Nash Road then the first right onto Traston Road, The Lighthouse Walk can be found on your right-hand side just after Traston Lane.

Directions from the EAST

Exit from the M4 at junction 24 taking the first exit onto the A48, continue over 3 roundabouts staying on the A48, at the fourth roundabout, with Aldi, take the first exit onto Nash Road then first right onto Traston Road, The Lighthouse Walk can be found on your right-hand side just after Traston Lane.



Bristol	30 miles	41 minutes
Cardiff Bay	16 miles	31 minutes
Porthcawl	38 miles	47 minutes
Usk	12 miles	18 minutes
Tintern	22 miles	32 minutes
Abergavenny	26 miles	35 minutes
Three Cliffs Bay	61 miles	1 hour 26 minutes

Source Google Maps





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THE APPLEBY

A FOUR-BEDROOM HOME



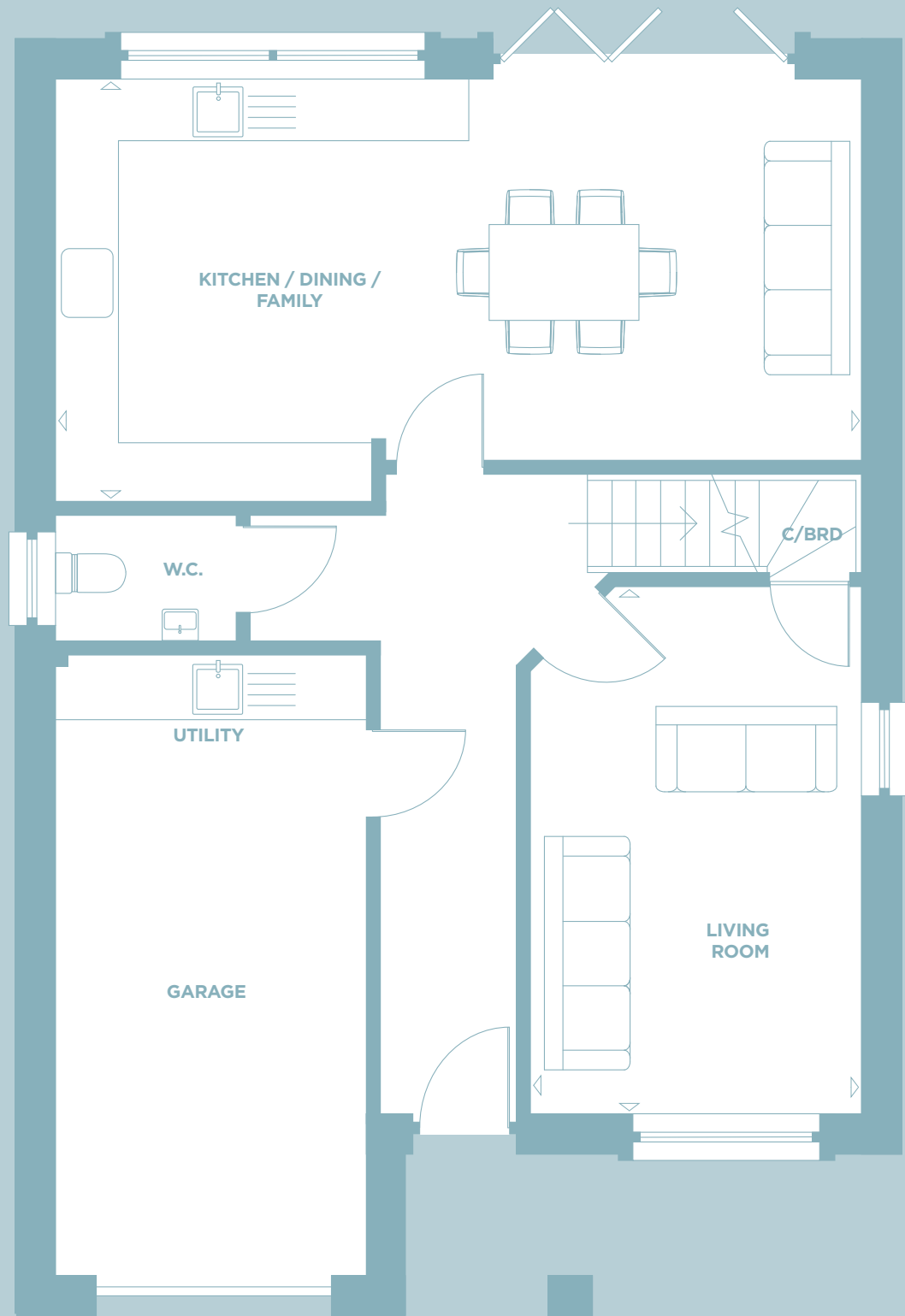
Plots 1, 8, 15, 20, 21



Plots 9, 10, 13, 14

Spacious and impressive, every small detail having been thought through – a lot. The spacious and welcoming living room at The Appleby perfectly compliments the wonderful open plan kitchen/dining/family room which sits to the rear of the house, beautifully proportioned with large bifolding doors opening through to the landscaped gardens. The clever flow of the hall floor incorporates a W.C, a door leads to the rear of the garage to the utility area. Upstairs all four bedrooms are spacious doubles, the principle suite having a generous and beautifully presented ensuite and a closet wardrobe. A large family bathroom complete with separate walk in shower showcases the design led choices that our interior designer has specified for The Lighthouse Walk interiors.

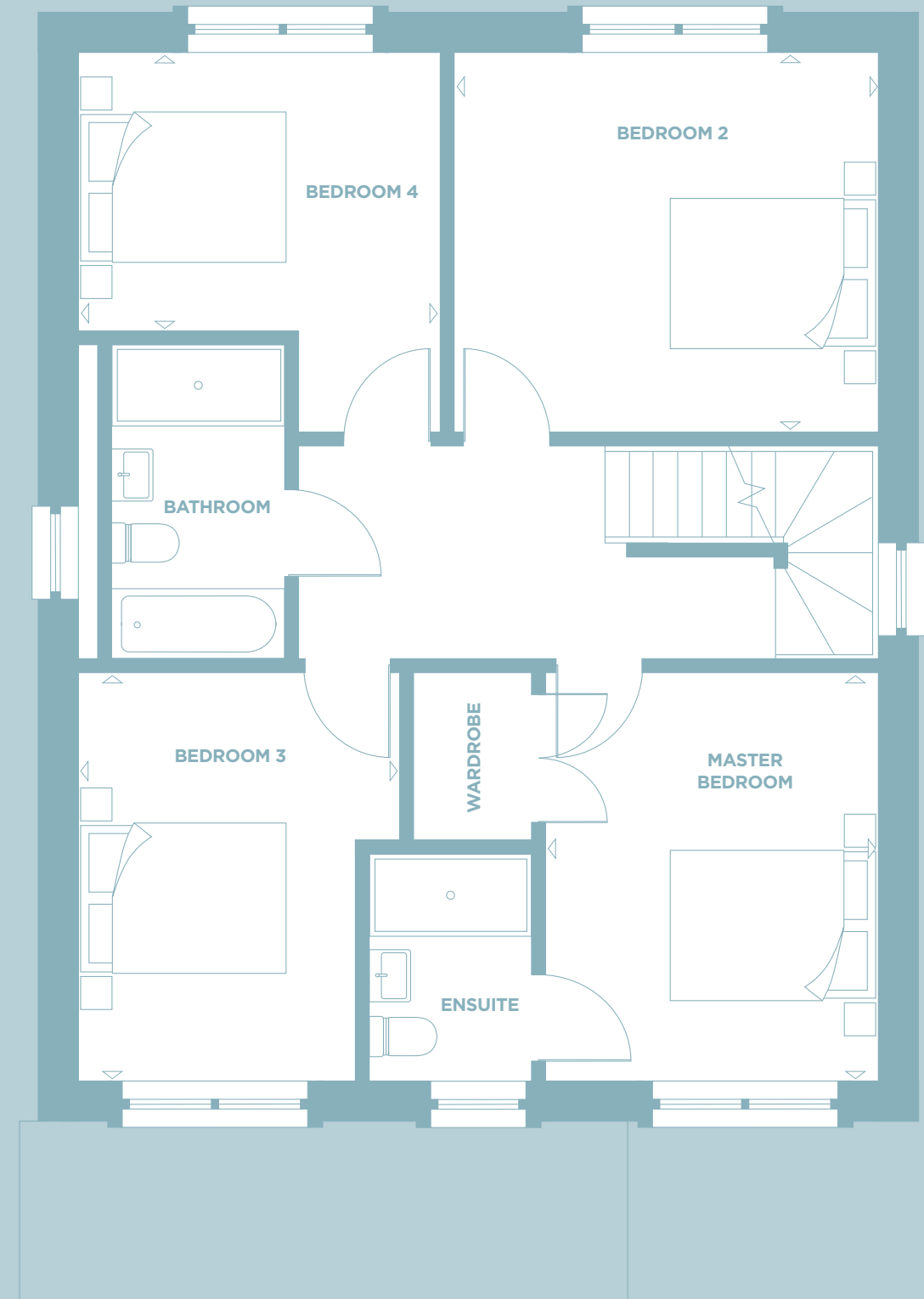
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GROUND FLOOR

Kitchen / Dining / Family
 7.89m x 4.11m
 25'10" x 13'5"

Living Room
 5.09m x 3.23m
 16'8" x 10'7"



FIRST FLOOR

Master Bedroom
 3.96m x 3.29m
 12'11" x 10'9"

Bedroom 2
 4.17m x 3.72m
 13'8" x 12'2"

Bedroom 3
 3.96m x 3.19m
 12'11" x 10'5"

Bedroom 4
 3.58m x 2.73m
 11'8" x 8'11"

Plots 16, 19

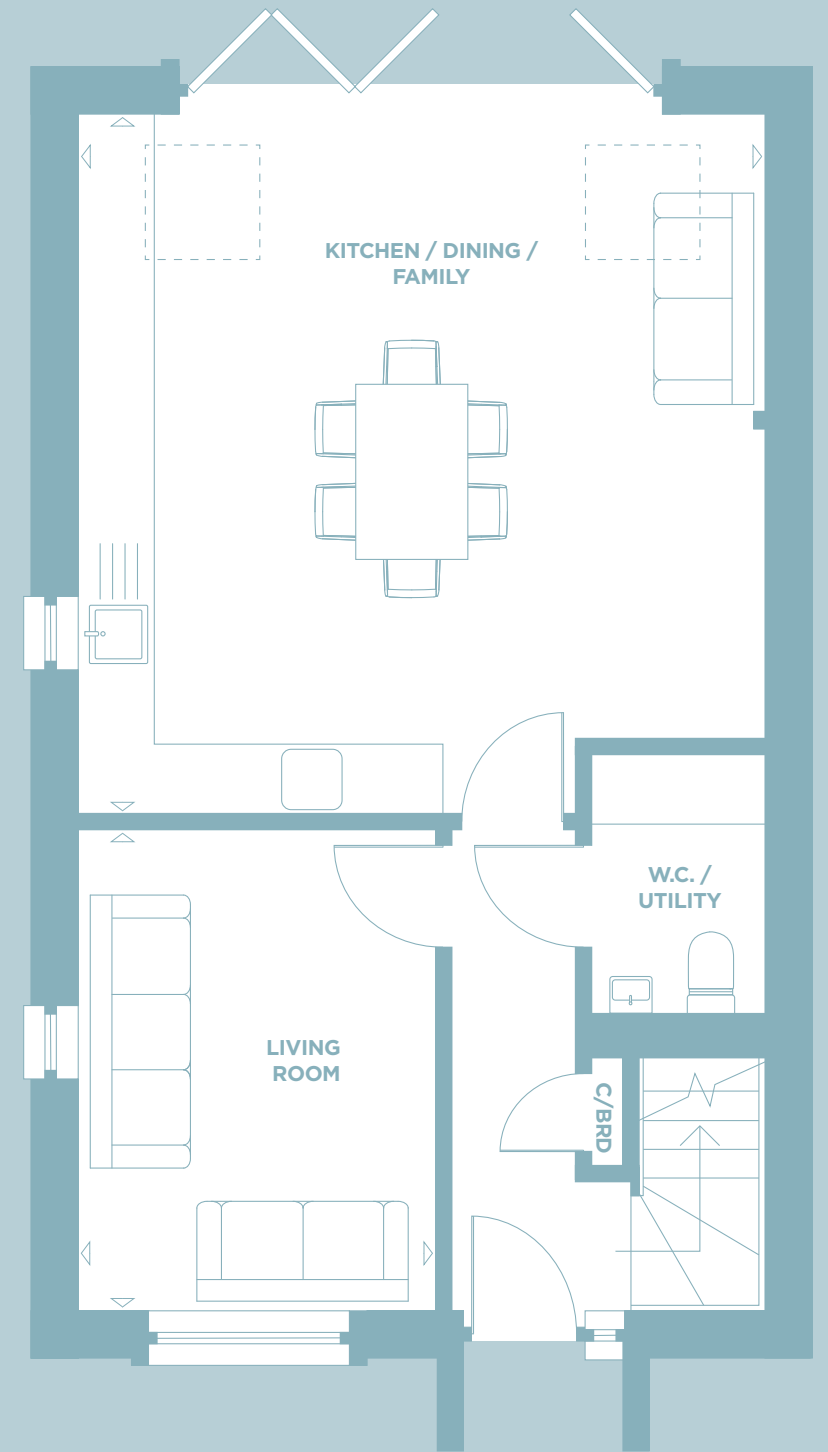


Set over three floors and with an innovative design, the spacious layout of The Holt combines modern open plan living with creative interiors. Downstairs the exquisite kitchen/dining and family space effortlessly opens, via large bifolding doors, to pretty gardens. A separate living room and downstairs W.C with utility space easily flow to the first floor, two large double bedrooms and an impressive family bathroom lead to the top floor where the principle bedroom retreat is both private and spacious with a stunning ensuite. Query Garage to these plots?

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THE HOLT

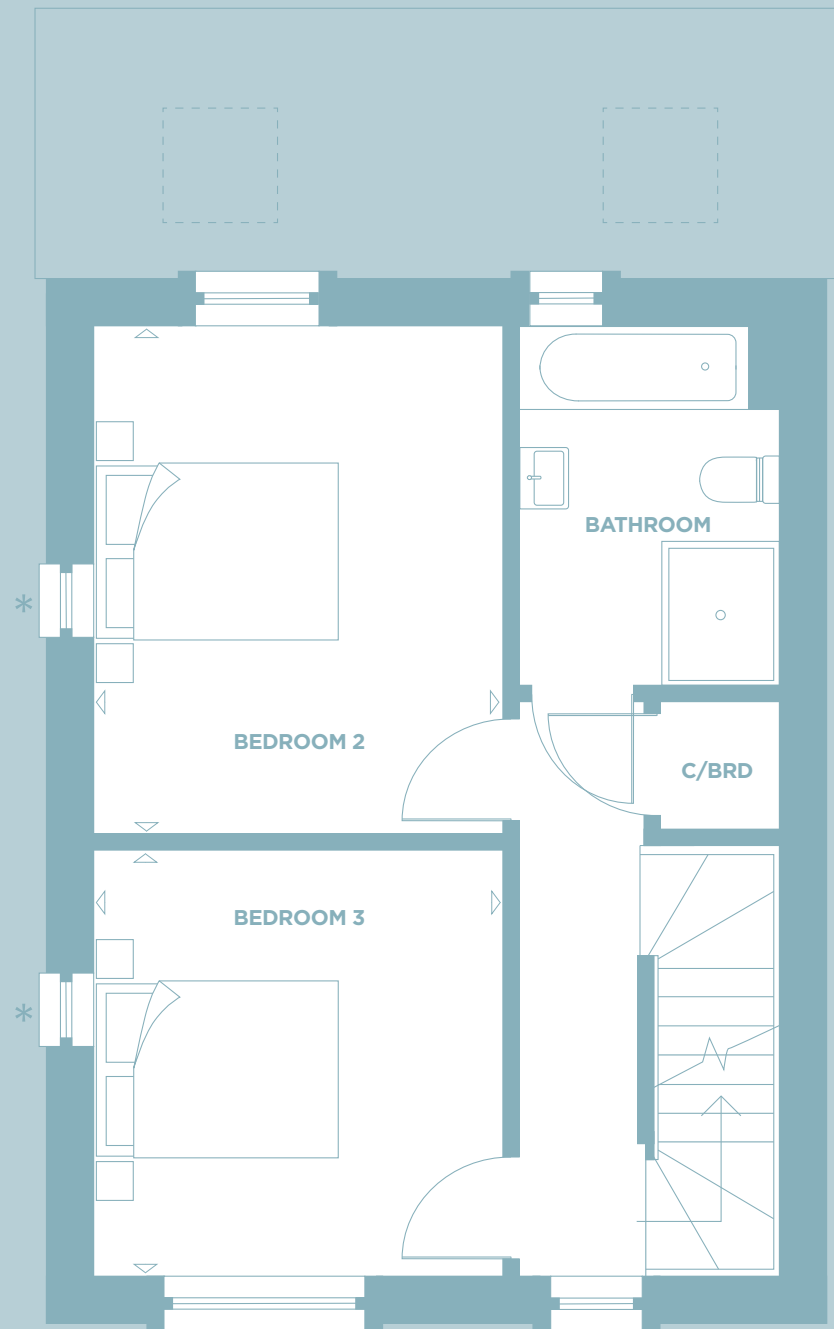
A THREE-BEDROOM HOME



GROUND FLOOR

Kitchen / Dining / Family
5.78m x 5.75m
18'11" x 18'10"

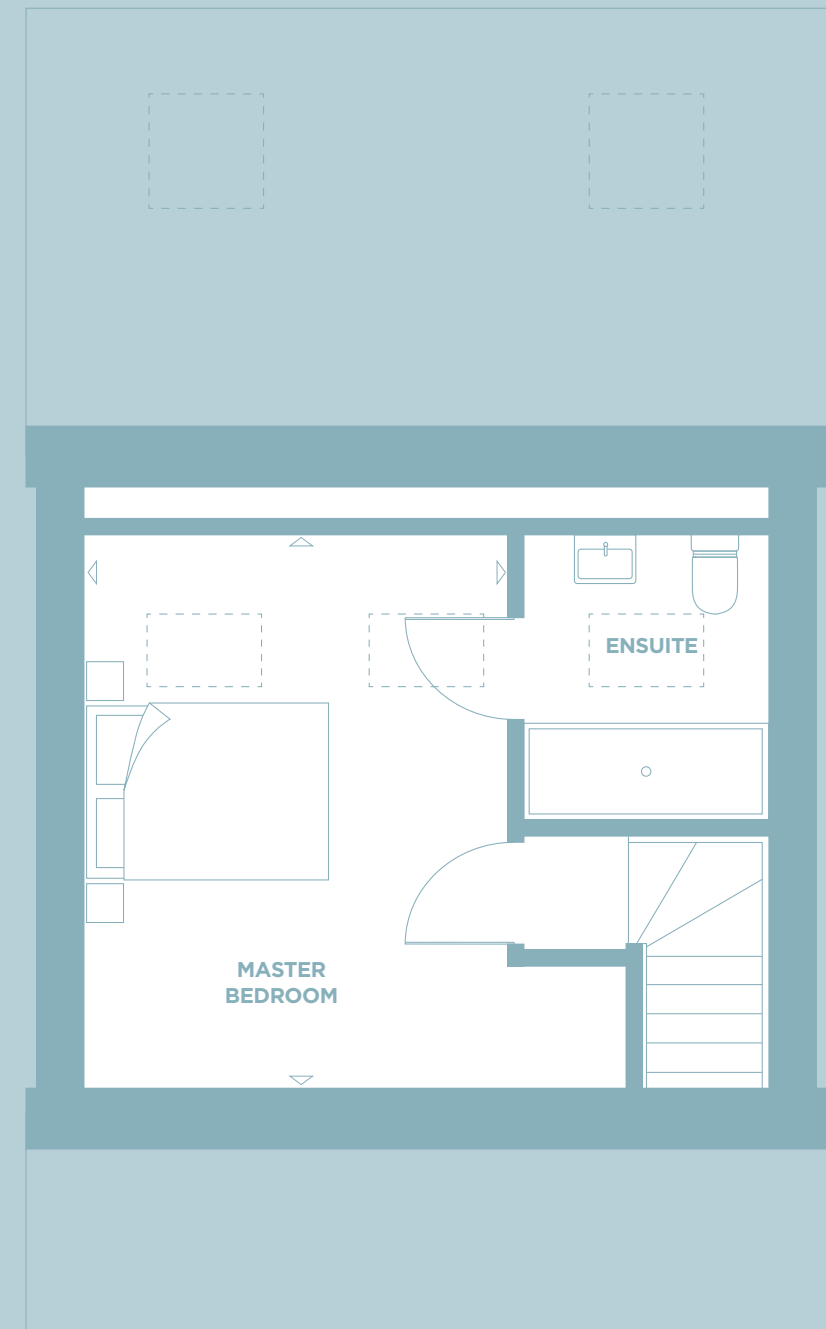
Living Room
4.00m x 3.01m
13'1" x 9'10"



FIRST FLOOR

Bedroom 2 4.22m x 3.50m 13'10" x 11'5"	Bedroom 3 3.59m x 3.50m 11'9" x 11'5"
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* window only on plots 16 & 19



SECOND FLOOR

Master Bedroom
4.70m x 3.57m
15'5" x 11'8"



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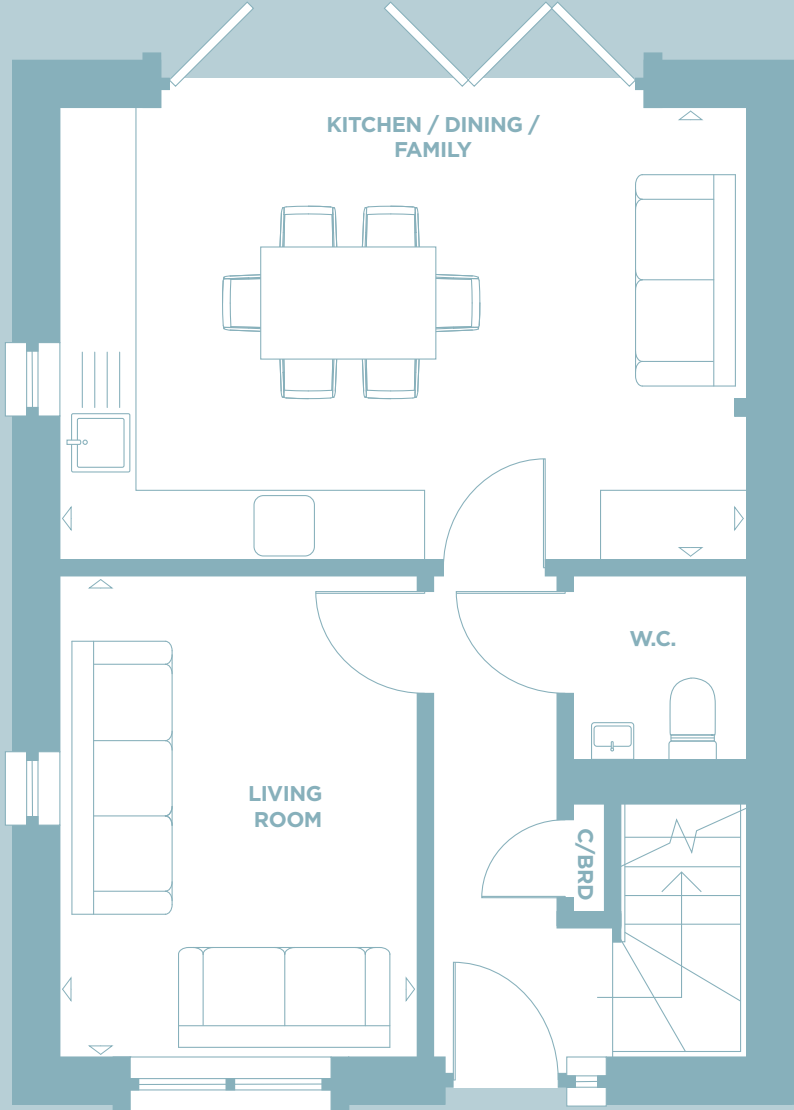
Plots 2, 5



Plots 3, 4, 6, 7

THE BARNWELL

A THREE-BEDROOM HOME

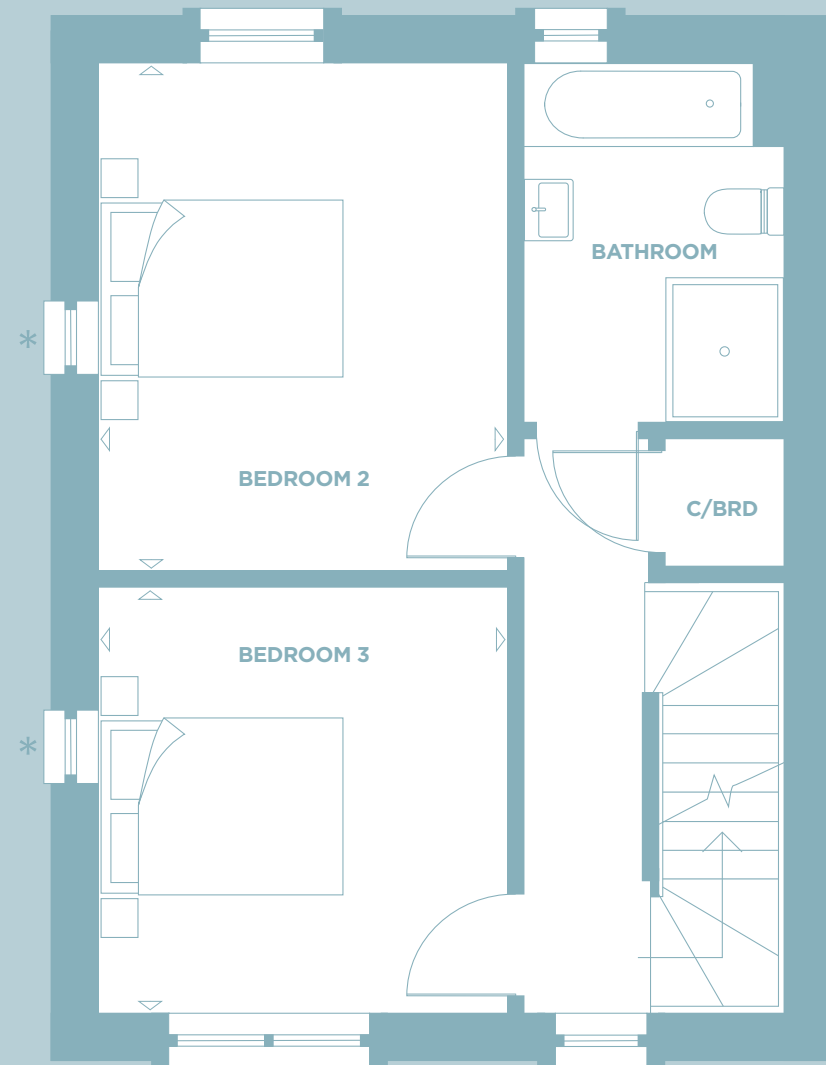


With specification rich attention to detail throughout, The Barnwell is an alternative three double bed roomed family home within The Lighthouse Walk. On the hall floor the large kitchen/dining room overlooks the rear garden and is beautifully fitted with bespoke cabinetry where all appliances are integrated, a useful utility area sits within the kitchen. The property has a separate living room and a downstairs WC, upstairs to the first floor, two double bedrooms and a generous full family bathroom has a large walk in shower and to the top floor the master bedroom again has a wonderful ensuite

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GROUND FLOOR

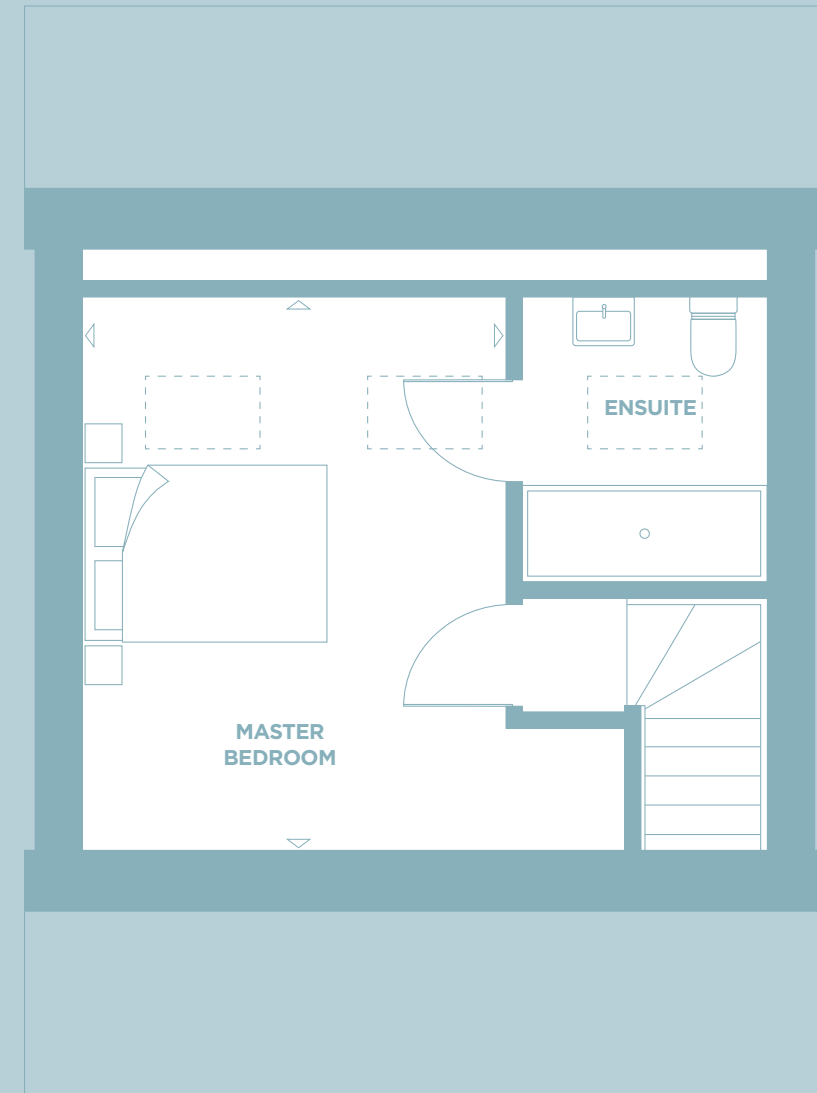
Kitchen / Dining / Family 5.75m x 3.77m 18'10" x 12'4"	Living Room 3.98m x 2.94m 13'0" x 9'7"
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FIRST FLOOR

Bedroom 2 4.23m x 3.39m 13'10" x 11'1"	Bedroom 3 3.39m x 3.52m 11'1" x 11'6"
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* window only on plots 2 & 5



SECOND FLOOR

Master Bedroom
4.66m x 3.50m
15'3" x 11'5"



THE LIGHTHOUSE WALK
SPECIFICATIONS

QUALITY AND DETAIL THAT MAKE A HOUSE A HOME

KITCHENS

- Bespoke handleless white cabinetry, solid worktops with matching upstand and splashback, inset sink with matt black mixer tap
- Integrated appliances including fan oven, induction hob, extractor fan, fridge/freezer and dishwasher (washer/dryer to some plots)
- Moduleo Venetian Stone LVT flooring
- Neutral wool loop pile carpets to sitting room, stairs, landing and bedrooms.

WC/CLOAKROOMS

- Floor mounted back to wall toilet with soft close lid
- Wash hand basin
- Radiator
- Moduleo Venetian Stone LVT flooring.

BATHROOMS AND EN-SUITES

- Minimal floor mounted back to wall toilet with soft close lid
- Heated towel rail
- Wall hung vanity unit with inset wash hand basin and mixer tap
- Neutral complimentary wall and floor tiling
- Bath with side panel
- Fixed head shower with additional hand held shower
- Minimal glass shower screen
- Low threshold shower tray.

INTERIOR FINISHES

- Neutral wool loop pile carpets to sitting room, stairs and landing
- Moduleo Venetian Stone LVT flooring to entrance hallways, WC and kitchen
- Matt white paint to walls and ceiling
- Spotlights throughout ground floor
- Upvc double glazed windows in anthracite grey both sides
- White Metro internal doors with black door furniture, matching glass door into kitchen
- Aluminium bifolding doors in anthracite grey both sides
- Radiators throughout
- Upvc composite front door.

HEATING AND ELECTRICS

- USB sockets throughout
- Fibre broadband to all properties
- Shaver sockets in bathrooms and ensuite
- BT points to hallway or sitting room
- Smoke alarm and carbon monoxide alarm

EXTERIOR

- Private parking to all plots
- Gardens laid to turf and paved patio
- Exterior lighting
- Outside tap and sockets.

WARRANTY

- All plots will benefit from a 10 year Buildzone Warranty.

AT HAWKFIELD HOMES WE BELIEVE THAT A HOUSE IS MORE THAN JUST BRICKS AND MORTAR. IT'S A HOME.



it's a place of dreams, memories and experiences.

But a home has also got to function and do the basics right, all day, every day.

We understand this, and strive to achieve it on all of our developments. As soon as you step into one of our homes, you'll feel our commitment to building living spaces that are a blend of innovative design and functionality

No matter the scale of the development we put the same creativity and attention to detail into each and every home that we build. So it's going to look great and it's going to make your life easier. From imaginative space planning through to fixtures and fittings, we've thought about things - a lot!

Throughout the West of England, we work with award winning architects and designers to create bespoke properties that stand out and make us proud.

Our schemes range from 4 to 30 units and include Listed building conversions, city centre apartments, greenfield sites, family homes through to brownfield site regeneration. So whether you are a first time buyer, an investor or if you are looking for a great family home; we look forward to talking to you.

Hawkfield Homes - as individual as you are.



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