



SANT SILIAN
CARDIFF

 dandara

ABOUT DANDARA

At Dandara we create award-winning homes which combine innovative design with the highest standards of quality. We build in the best locations and always with the customer in mind.

We work with local communities in order to ensure the developments we build enhance and complement the local surroundings and are designed with longevity so our customers will love living in them for years to come.

Our high standards are reflected in our dedication to our customers and the service they receive, cementing our position as one of the UK's most respected private housebuilders.

WELCOME TO **SANT SILIAN**

A superb collection of quality homes in Cardiff. These contemporary homes located on the edge of this vibrant city with countryside views are designed to deliver the style, comfort and quality that you deserve – now and in the future.



THE BEST OF BOTH WORLDS

Ideal for those looking to combine town and country living, Sant Silian is located within easy reach of the vibrant Cardiff city centre and has all the amenities you require on your doorstep. It's perfectly positioned for living, learning and working.

With easy access to the Welsh countryside, you can take a break from it all and walk along the picturesque Rhymney Trail. Excellent transport links, a choice of schools, open spaces and a short distance from Cardiff Bay, it's the perfect location to call home.

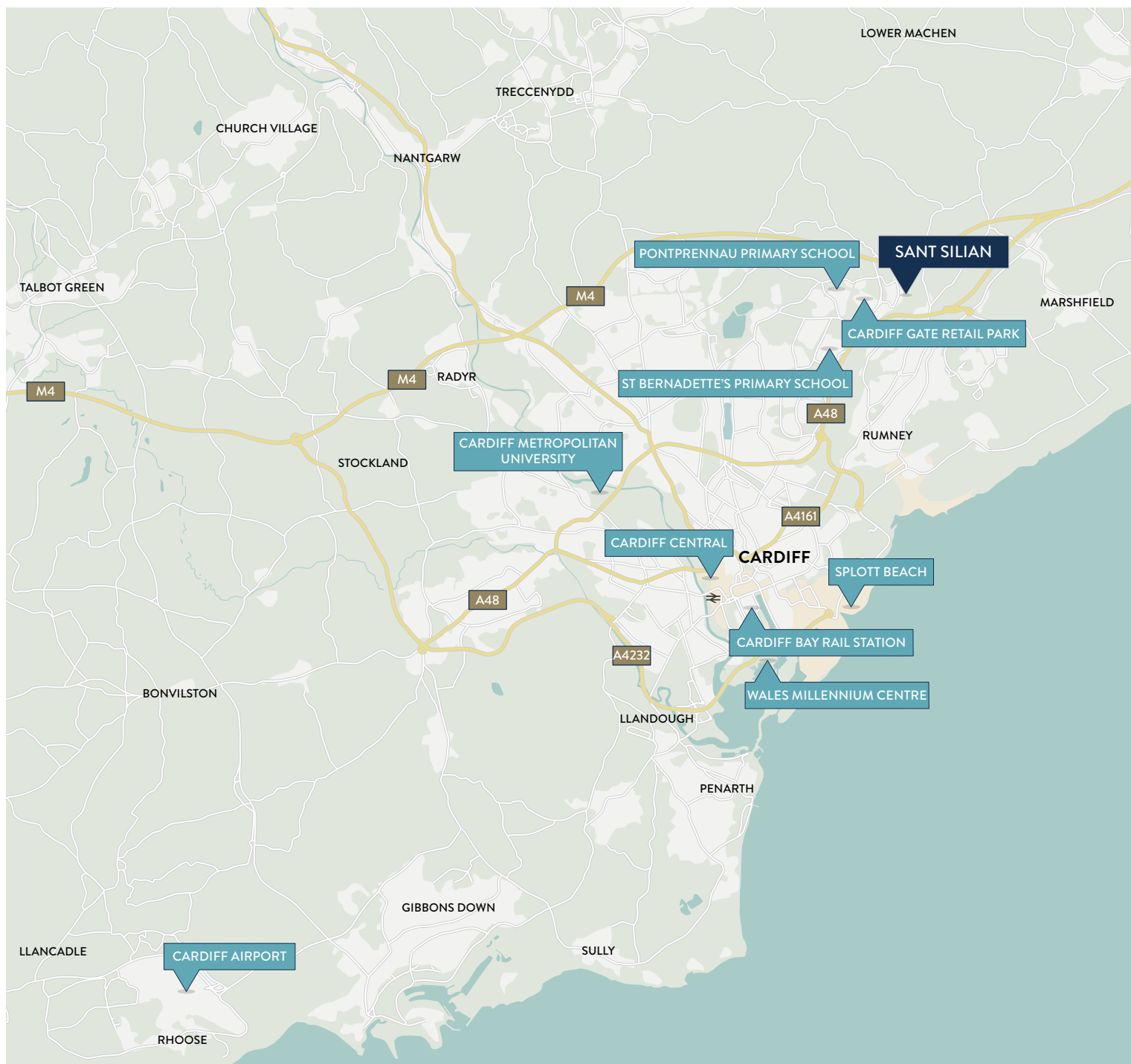




This Computer Generated Image of Sant Silian is indicative only









THE PERFECT LOCATION

Local amenities are abundant with Cardiff Gate Retail Park's supermarkets, shops, gyms, cafes and restaurants within a short walk. Grabbing your weekly shop or popping out for a coffee, lunch or dinner date couldn't be easier.

You don't have to go far to enjoy the great outdoors either. The stunning Welsh countryside opens up on the other side of the M4.

LOCAL AMENITIES

Budgens Convenience Store	0.5 miles
Pontprennau Medical Centre	1.2 miles
Asda	1.2 miles
Cardiff Gate Retail Park.....	1.3 miles
Waitrose & Partners	1.6 miles
Cardiff Golf Club.....	2.5 miles
Tee-Rex Adventure Golf	4.2 miles
Llanrumney Medical Group	4.7 miles
Splott Beach	6.2 miles
Wales Millennium Centre.....	7.1 miles
Cardiff Castle.....	7.2 miles
National Museum Cardiff.....	7.3 miles
Cardiff Bay	7.8 miles

EDUCATION

Pontprennau Primary School.....	1.2 miles
St Bernadette's Primary School	1.8 miles
Bryn Celyn Primary School.....	2.4 miles
Cardiff Metropolitan University	3.5 miles
Bishop Childs CIW Primary School.....	3.7 miles

TRAVEL

M4 motorway	2.0 miles
Cardiff Bay Rail Station.....	6.8 miles
Grangetown Rail Station.....	8.8 miles
Cardiff Airport	21.1 miles
Bristol Airport	43.9 miles







WHY BUY NEW?

‘Old vs new’ is a long-running debate. But with a Dandara home, you’ll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don’t forget, you’ll have an entire blank canvas to put your own stamp on.

EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party.



INCLUDED AS STANDARD IN EVERY DANDARA HOME

All Dandara homes come complete with quality fitted kitchens and stylish contemporary bathrooms.



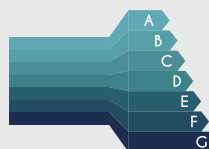
THEY CAN HELP YOU SAVE MONEY

Your energy bills could be up to 50% cheaper than an older equivalent which means you could save you hundreds per year on your household bills.*



THEY CAN HELP THE ENVIRONMENT

86% of new build homes are rated A-B for energy efficiency, while under 5% of existing properties reached the same standard.* The average new home generates 65% less carbon emissions than older properties of their type.*



IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.



IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.



*According to HBF figures published January 2025.

HERE TO HELP

It's an exciting time when you're buying a new home. It can, however, be a little stressful. But with Dandara, our dedicated sales consultants and customer care teams are with you every step of the way, from your initial enquiry to moving day to beyond. So when we say we're here to help, we really do mean it.



MOVING MADE EASY

We could take care of selling your current home for you. Leaving you to think about loving life in your brand new, thoughtfully-considered Dandara home. We could even pay your estate agent fees.*



Cefnogir gan
Lywodraeth Cymru

Supported by
Welsh Government

HELP TO BUY WALES

Looking to buy your first or next home? Talk to us about Help to Buy. You could buy one of our new homes with just a 5% deposit and 75% mortgage.* Speak to us for more details.

*Terms and Conditions apply, please ask for details.

CUSTOMER SERVICE

At Dandara we're committed to putting our customers first. From the first interaction with our sales team, to the day you move in, we're dedicated to providing the best possible service. But it doesn't end there, even after you've moved in, we will still be on hand to answer any questions you may have. In fact, over 90% of our customers would recommend us to friends and family which has earned us 5 stars for customer service from the Home Builders Federation's annual New Homes Survey. We will keep you updated with the progress of your property and invite you to visit and attend a home demonstration so our on-site team can explain how various aspects of your new home will work.

We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack that details all the working aspects of your new home. Our Customer Service team will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build. Please visit our website for further information.



DISCLAIMER: The information and images contained in this document are intended to convey the concept and vision for the 'Sant Silian' development. They are for guidance only, may alter as work progresses and do not necessarily represent a true and accurate depiction of the finished product. This brochure does not form part of any contract nor does it form any representation or warranty in relation to the Developer, its Employees, Agents or to the 'Sant Silian' development or any of their related developments. This brochure has been published before construction work has been finalised and is designed to be illustrative of the development. Whilst these particulars are believed to be correct, their accuracy cannot be guaranteed and during the course of construction there may be some variation to them. Purchasers are given notice that: 1. These particulars do not constitute any part of an offer or contract. 2. All statements made in these particulars are made without responsibility on the part of the agent or the developer. 3. None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. 4. Any intended purchaser or tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The developer does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Dandara Wales & West Limited or any part of it. 6. The selling agent does not make or give, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to Dandara Wales & West Limited or any part of it. 7. All photography and computer generated images are indicative only. 8. Bathroom and kitchen layouts are indicative only. 9. Floorplans and dimensions are taken from architectural drawings and are for guidance only and are subject to change. Dimensions stated are within a tolerance of plus or minus 100mm. Please ask a sales consultant for specific plot details.

SANT SILIAN
 CARDIFF



	The Aber 2 Bed		The Towy 3 Bed		The Llynfi 3 Bed		The Glaslyn V1 3 Bed
	The Glaslyn V2 3 Bed		The Ogmore 3 Bed		The Rhymney V1 4 Bed		The Rhymney V2 4 Bed
	The Thaw 4 Bed		The Ebbw 4 Bed		The Clyne 4 Bed		The Wye 4 Bed
	Affordable Housing		For Rent*		Shared Ownership		Amenity Buildings

BCP Bin Collection Point

*Available to rent through United Welsh.

The Towy

THREE BEDROOM SEMI-DETACHED HOME



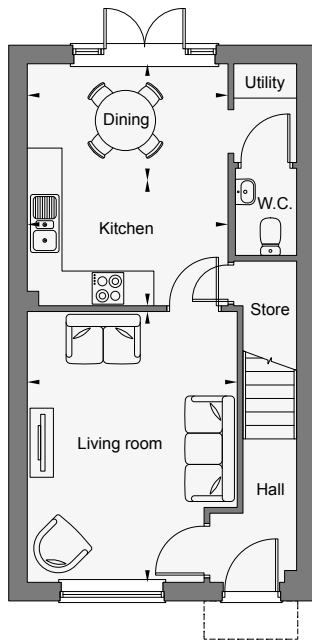
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This charming three bedroom semi-detached home features a living room at the front of the property with a kitchen-dining room at the rear, from which French doors provide access to the garden. There is also a utility space, W.C. and an under stairs storage cupboard.

Upstairs bedroom one has its own ensuite shower room and fitted wardrobes. There are two further bedrooms and a stylish family bathroom, along with additional storage in bedroom one.

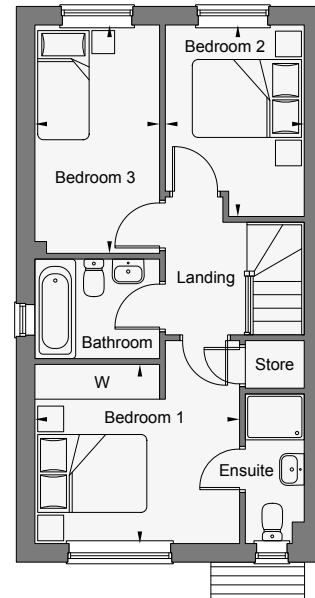
The Towy

THREE BEDROOM SEMI-DETACHED HOME



GROUND FLOOR

Kitchen	3.46m x 2.16m	11'5" x 7'1"
Dining	3.46m x 2.03m	11'5" x 6'8"
Living Room	4.70m x 3.64m	15'5" x 11'11"



FIRST FLOOR

Bedroom 1	3.54m x 3.12m	11'8" x 10'3"
Bedroom 2	3.31m x 2.40m	10'11" x 7'11"
Bedroom 3	3.95m x 2.15m	13'0" x 7'1"

Floorplans shown for plots 110 & 129. Plots 109 & 128 are handed.

The Wye

FOUR BEDROOM DETACHED HOME WITH A DETACHED GARAGE



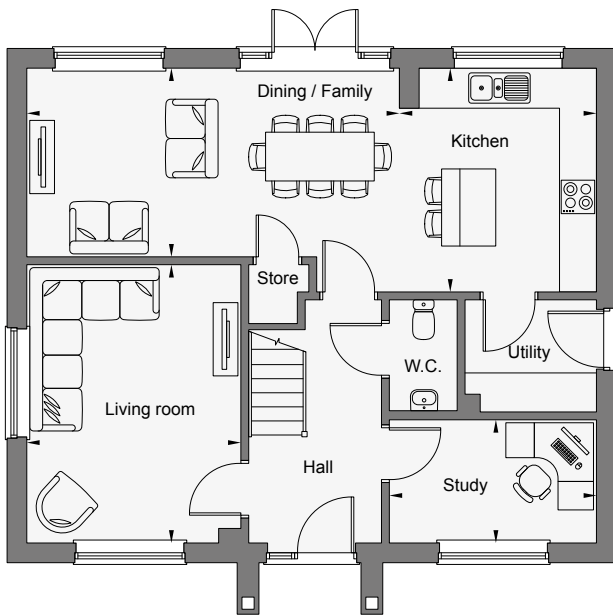
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This four bedroom detached home features a living room and study at the front of the property. The spacious open-plan kitchen-dining and family room is to the rear of the property and includes French doors to access the rear garden. There is also a separate utility room, store and downstairs W.C.

Upstairs, bedroom one has its own ensuite shower room and includes fitted wardrobes. There are three further double bedrooms, a family bathroom and ample additional storage.

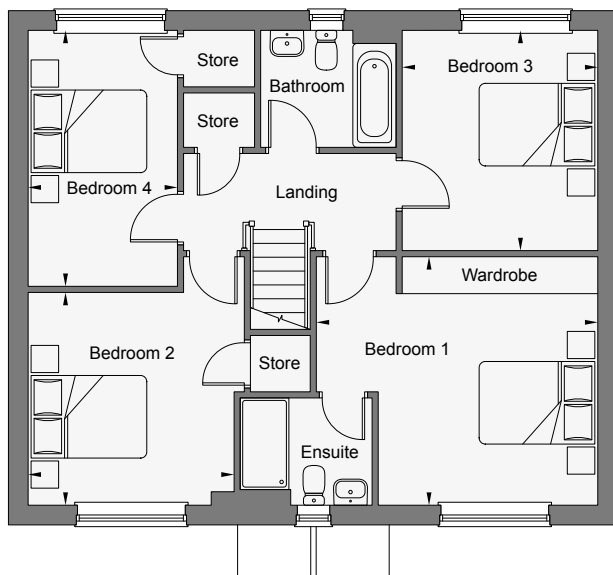
The Wye

FOUR BEDROOM DETACHED HOME WITH A DETACHED GARAGE



GROUND FLOOR

Kitchen	3.65m x 3.23m	12'0" x 10'7"
Dining / Family	6.11m x 3.08m	20'1" x 10'1"
Living room	4.55m x 3.51m	14'11" x 11'6"
Study	3.39m x 2.02m	11'2" x 6'8"



FIRST FLOOR

Bedroom 1	4.61m x 4.07m	15'2" x 13'4"
Bedroom 2	3.47m x 3.36m	11'5" x 11'1"
Bedroom 3	3.59m x 3.21m	11'10" x 10'6"
Bedroom 4	4.17m x 2.45m	13'8" x 8'1"

Floorplans shown for plots 2, 6, 53 & 56. Plots 52 & 70 are handed.

The Thaw

FOUR BEDROOM SEMI-DETACHED HOME WITH A SINGLE GARAGE



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

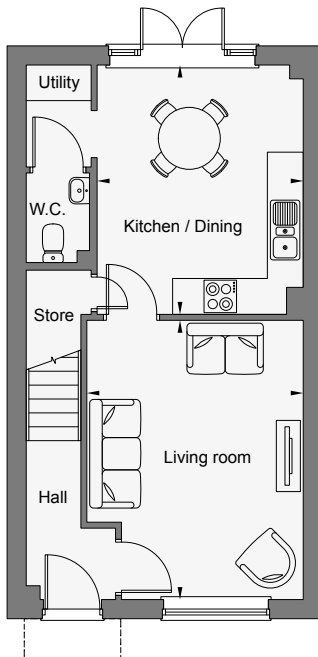
With living accommodation over three floors, this modern family home features a living room at the front of the property with a kitchen-dining room at the rear, from which French doors provide access to the garden. There is also a separate utility room, store and downstairs W.C.

There are three bedrooms on the first floor and a stylish family bathroom. Bedroom two features an ensuite shower room.

Bedroom one occupies the second floor and includes fitted wardrobes, an ensuite shower room, and plenty of additional storage space.

The Thaw

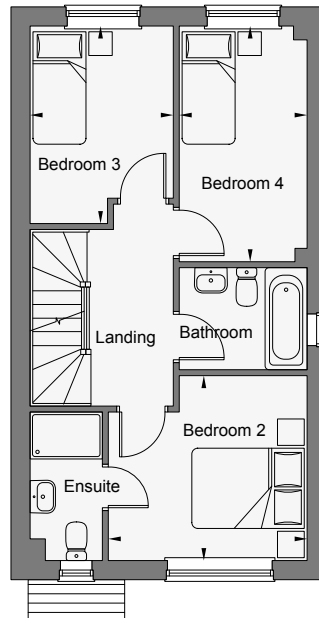
FOUR BEDROOM SEMI-DETACHED HOME WITH A SINGLE GARAGE



GROUND FLOOR

Kitchen / Dining
4.20m x 3.46m 13'10" x 11'5"

Living room
4.70m x 3.64m 15'5" x 11'11"

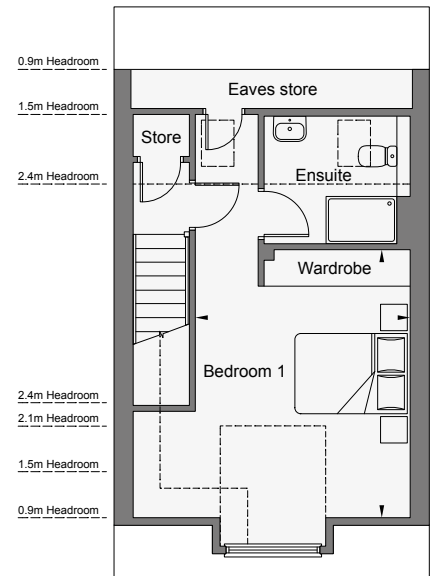


FIRST FLOOR

Bedroom 2
3.35m x 3.11m 11'0" x 10'2"

Bedroom 3
3.32m x 2.40m 10'11" x 7'11"

Bedroom 4
3.97m x 2.15m 13'0" x 7'1"



SECOND FLOOR

Bedroom 1
4.67m x 4.50m 15'4" x 14'9"

Floorplans shown for plots 20 & 22. *Window to plots 20 & 22 only.
 Floorplans differ for plots 19 & 21. Please ask your sales consultant for full details.

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The Rhymney V1

FOUR BEDROOM DETACHED HOME WITH A SINGLE GARAGE



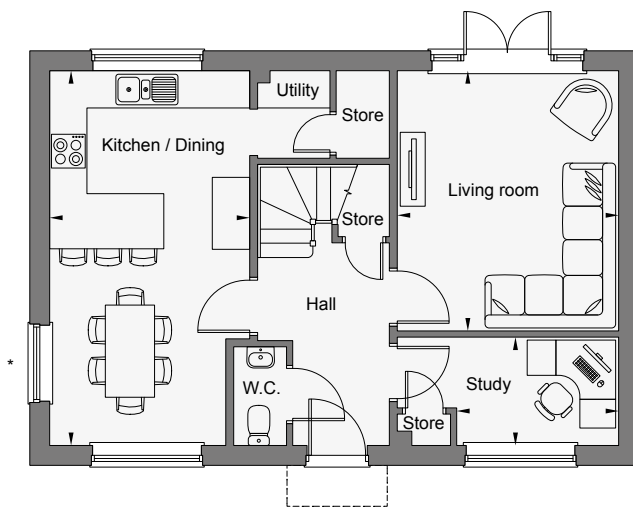
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This spacious four bedroom detached home features a living room at the rear of the property, from which French doors provide access to the garden. The spacious kitchen-dining room is dual aspect and features a separate utility and store. There is also a study, W.C. and under stairs cupboard off the hall.

Upstairs bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are three further bedrooms and a stylish family bathroom.

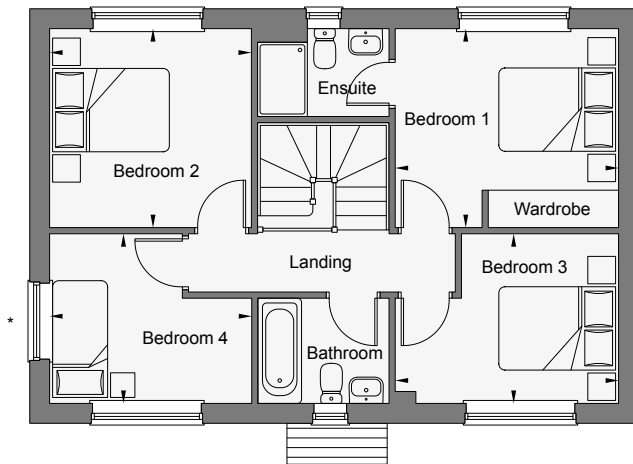
The Rhymney V1

FOUR BEDROOM DETACHED HOME WITH A SINGLE GARAGE



GROUND FLOOR

Kitchen / Dining	6.09m x 3.24m	20'0" x 10'8"
Living room	4.22m x 3.58m	13'11" x 11'9"
Study	3.58m x 1.75m	11'9" x 5'9"



FIRST FLOOR

Bedroom 1	3.61m x 3.22m	11'10" x 10'7"
Bedroom 2	3.27m x 3.22m	10'9" x 10'7"
Bedroom 3	3.61m x 2.75m	11'11" x 9'0"
Bedroom 4	3.27m x 2.75m	10'9" x 9'0"

Floorplans shown for plot 75. Plot 32 is handed. *Windows to plots 32 & 75 only. Floorplans differ for plots 76 & 89. Please ask your sales consultant for full details.

The Rhymney V2

FOUR BEDROOM DETACHED HOME WITH A SINGLE GARAGE



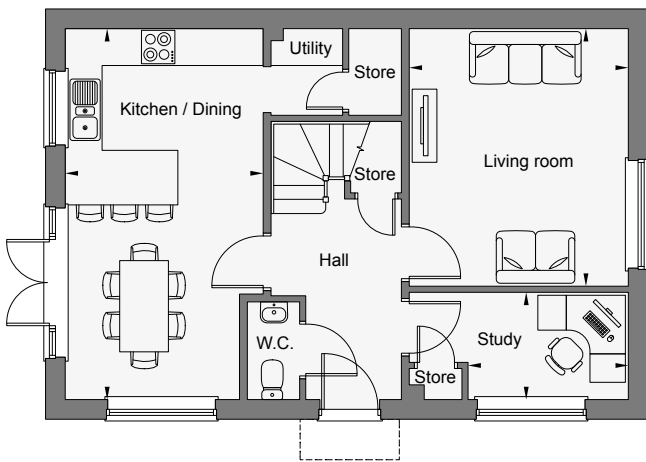
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This spacious four bedroom detached home features a living room at the rear of the property. The kitchen-dining room is dual aspect with French doors to access the garden, and a separate utility and store. There is also a study, W.C. and under stairs cupboard off the hall.

Upstairs bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are three further bedrooms and a stylish family bathroom.

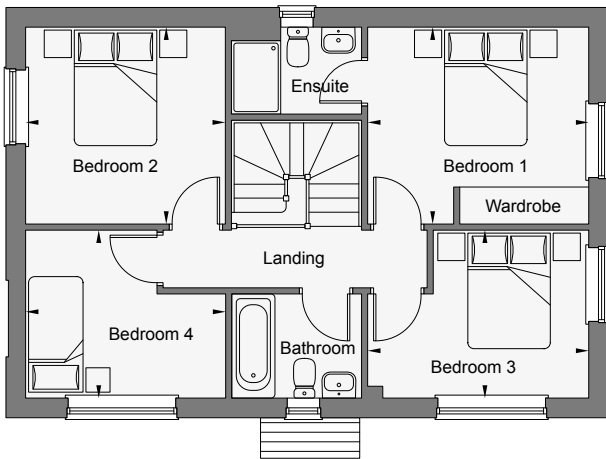
The Rhymney V2

FOUR BEDROOM DETACHED HOME WITH A SINGLE GARAGE



GROUND FLOOR

Kitchen / Dining	6.09m x 3.24m	20'0" x 10'8"
Living room	4.22m x 3.58m	13'11" x 11'9"
Study	3.58m x 1.75m	11'9" x 5'9"



FIRST FLOOR

Bedroom 1	3.61m x 3.22m	11'10" x 10'7"
Bedroom 2	3.27m x 3.22m	10'9" x 10'7"
Bedroom 3	3.61m x 2.75m	11'11" x 9'0"
Bedroom 4	3.27m x 2.75m	10'9" x 9'0"

Floorplans shown for plots 1, 58, 68, 77 & 144. Plots 18, 57, 69, 74 & 104 are handed. *Porch details may vary.
Please ask your sales consultant for full details.

The Ogmore

THREE BEDROOM DETACHED HOME

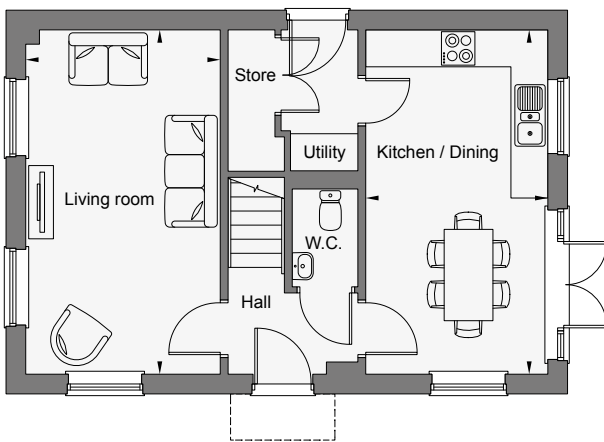


This three bedroom detached modern family home has a spacious dual-aspect living room and a separate kitchen-dining room with French doors to access the garden. There is also a utility area with store and a downstairs W.C. off the hall.

Upstairs, bedroom one benefits from its own ensuite shower room and fitted wardrobes. There are two further double bedrooms, a stylish family bathroom and additional storage in bedroom two.

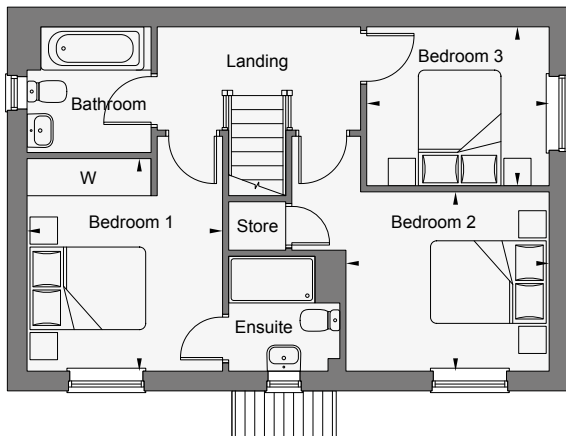
The Ogmore

THREE BEDROOM DETACHED HOME



GROUND FLOOR

Kitchen / Dining	5.64m x 2.97m	18'6" x 9'9"
Living room	5.64m x 3.18m	18'6" x 10'5"



FIRST FLOOR

Bedroom 1	3.84m x 3.21m	12'7" x 10'7"
Bedroom 2	3.32m x 2.86m	10'11" x 9'5"
Bedroom 3	2.97m x 2.67m	9'9" x 8'9"

Floorplans shown for plots 101 & 134. Plot 91 is handed.

The Llynfi

THREE BEDROOM DETACHED HOME



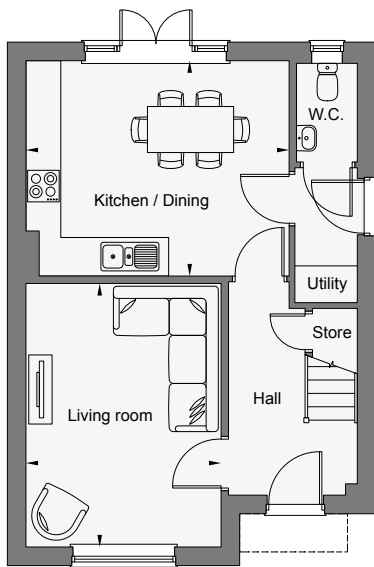
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This attractive three bedroom home features a living room to the front of the property, with an open-plan kitchen-dining room to the rear with French doors providing access to the garden. There is also a separate utility area, W.C. and under stairs storage.

Upstairs, bedroom one benefits from its own ensuite shower room and fitted wardrobes. There are two further double bedrooms and a stylish family bathroom, along with additional storage on the landing.

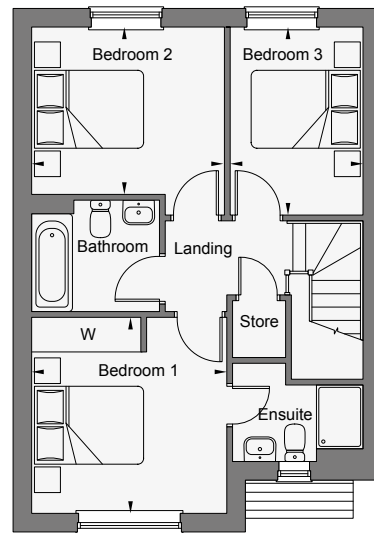
The Llynfi

THREE BEDROOM DETACHED HOME



GROUND FLOOR

Kitchen / Dining	4.55m x 3.73m	14'11" x 12'3"
Living room	4.58m x 3.39m	15'0" x 11'2"



FIRST FLOOR

Bedroom 1	3.39m x 3.38m	11'2" x 11'1"
Bedroom 2	3.35m x 2.92m	11'0" x 9'7"
Bedroom 3	3.26m x 2.28m	10'9" x 7'6"

Floorplans shown for plots 4, 11, 12, 137, 138, 139 & 140. Plots 13, 50, 51 & 71 are handed.

The Aber

TWO BEDROOM HOME



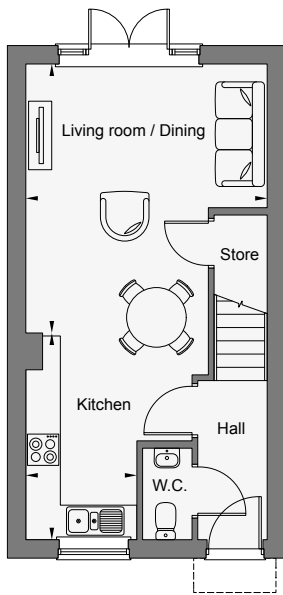
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This classic two bedroom home with driveway parking features an open-plan living area with French doors off the living room to the rear garden, under stairs storage and a separate W.C.

Upstairs there are two double bedrooms and a stylish family bathroom. Bedroom one includes fitted wardrobes and features additional storage.

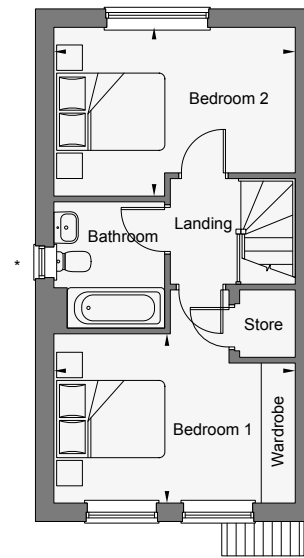
The Aber

TWO BEDROOM HOME



GROUND FLOOR

Kitchen	3.71m x 1.93m	12'2" x 6'4"
Living room / Dining	4.63m x 4.22m	15'2" x 13'10"



FIRST FLOOR

Bedroom 1	4.22m x 2.96m	13'10" x 9'9"
Bedroom 2	4.22m x 2.94m	13'10" x 9'8"

Floorplans shown for plots 112, 121, 131 & 136. Plots 120 & 130 are handed. *Window to plots 112, 120, 121, 130, 131 & 136 only. Floorplans differ for plots 111, 113 & 135. Please ask your sales consultant for full details.

The Clyne

FOUR BEDROOM DETACHED HOME WITH AN INTEGRAL GARAGE



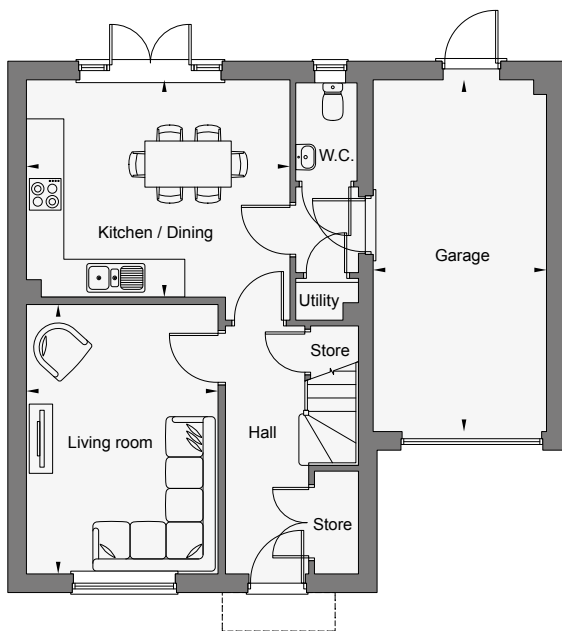
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This four bedroom detached home features a living room at the front of the property, with an open-plan kitchen-dining room to the rear, from which French doors provide access to the garden. There is also a separate utility and a W.C. with access to the garage and a large storage provision off the hall.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are two further double bedrooms, a single bedroom, a study and a family bathroom.

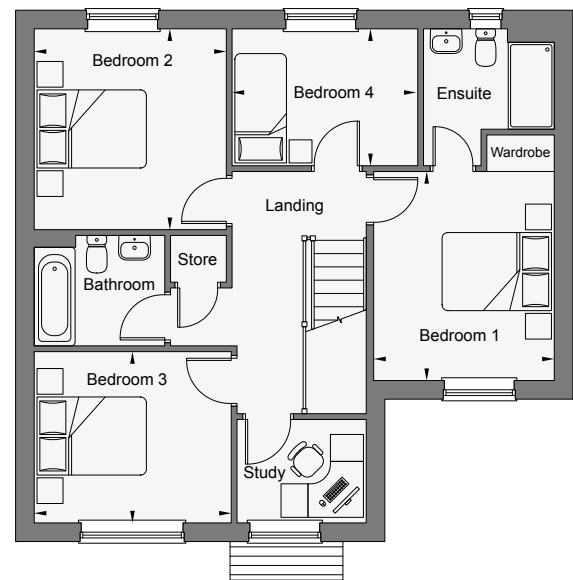
The Clyne

FOUR BEDROOM DETACHED HOME WITH AN INTEGRAL GARAGE



GROUND FLOOR

Kitchen / Dining	4.53m x 3.75m	14'10" x 12'4"
Living room	4.66m x 3.31m	15'4" x 10'10"



FIRST FLOOR

Bedroom 1	3.62m x 3.14m	11'11" x 10'4"
Bedroom 2	3.45m x 3.32m	11'4" x 10'11"
Bedroom 3	3.41m x 2.97m	11'2" x 9'9"
Bedroom 4	3.19m x 2.35m	10'6" x 7'9"

Floorplans shown for plots 54 & 55. Plots 126 & 127 are handed.

The Ebbw

FOUR BEDROOM DETACHED HOME WITH A SINGLE GARAGE



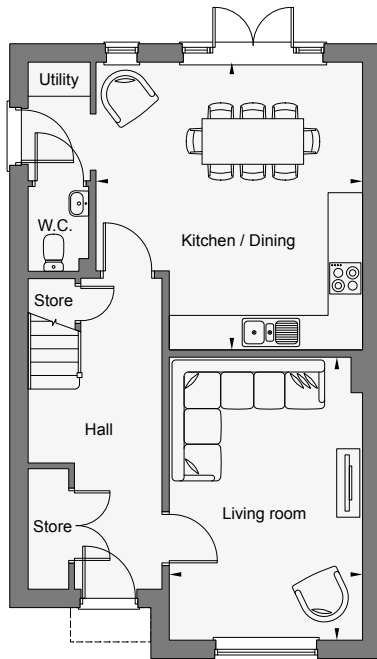
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

This four bedroom detached home features a living room at the front of the property, with an open-plan kitchen-dining room to the rear, from which French doors provide access to the garden. There is also a separate utility and W.C. and plenty of storage off the hall.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are three further bedrooms, a stylish family bathroom and additional storage off the landing.

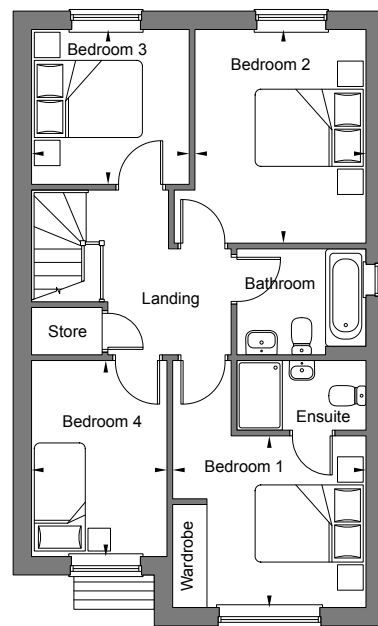
The Ebbw

FOUR BEDROOM DETACHED HOME WITH A SINGLE GARAGE



GROUND FLOOR

Kitchen / Dining	5.07m x 4.66m	16'8" x 15'4"
Living room	4.95m x 3.39m	16'3" x 11'2"



FIRST FLOOR

Bedroom 1	4.32m x 3.39m	14'2" x 11'2"
Bedroom 2	3.74m x 2.99m	12'3" x 9'10"
Bedroom 3	2.76m x 2.71m	9'1" x 8'11"
Bedroom 4	3.42m x 2.36m	11'3" x 7'9"

Floorplans shown for plots 3, 5, 10, 23, 24, 25, 26, 73, 102, 103, 122, 123, 124 & 125.
 Plots 7, 8, 9, 59, 72, 90, 105, 106, 107, 108, 141, 142 & 143 are handed.

The Glaslyn V1

THREE BEDROOM HOME



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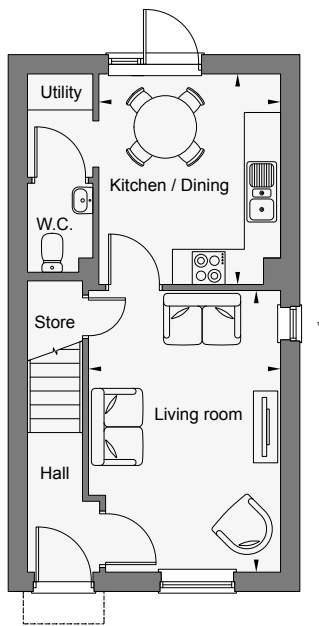
With living accommodation over three floors, this modern family home features a living room at the front of the property and to the rear of the property is the kitchen-dining room with access to the garden. There is also a separate utility room, store and downstairs W.C.

The first floor has two bedrooms and a stylish family bathroom.

Bedroom one is on the second floor, along with an en-suite shower room and a dressing area with fitted wardrobes, which could also be used as a study.

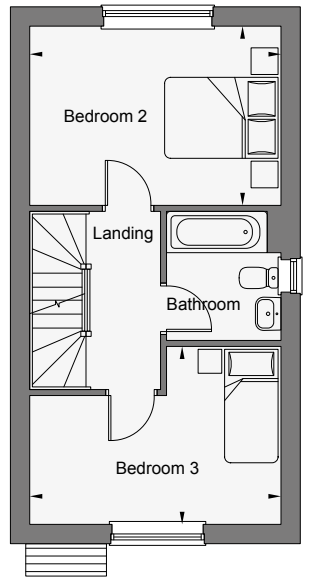
The Glaslyn V1

THREE BEDROOM HOME



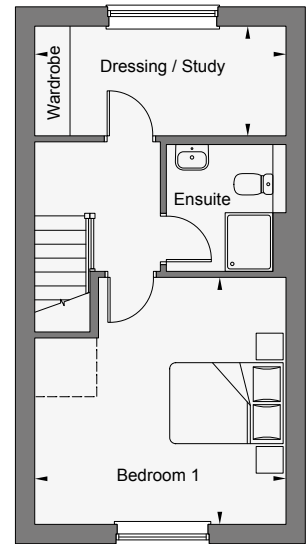
GROUND FLOOR

Kitchen / Dining	
3.52m x 3.01m	11'7" x 9'11"
Living room	
4.70m x 3.19m	15'5" x 10'6"



FIRST FLOOR

Bedroom 2	
4.22m x 2.98m	13'10" x 9'10"
Bedroom 3	
4.22m x 2.97m	13'10" x 9'9"



SECOND FLOOR

Bedroom 1	
4.22m x 4.11m	13'10" x 13'6"
Dressing / Study	
4.22m x 1.84m	13'10" x 6'5"

Floorplans shown for plots 33, 34, 35, 82, 83, 84 & 85. Plots 46, 47, 48, 60, 61, 62, 86 & 87 are handed.

*Windows to plots 33 & 82 only. Please ask your sales consultant for full details.

The Glaslyn V2

THREE BEDROOM HOME



This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific.

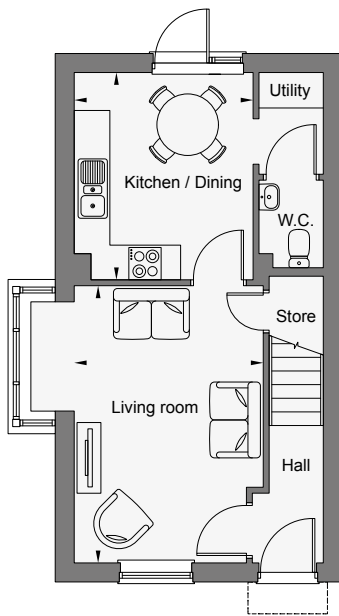
With living accommodation over three floors, this modern family home features a living room at the front of the property with a feature bay window. To the rear of the property is the kitchen-dining room, which provides access to the rear garden and a separate utility area with W.C.

The first floor has two bedrooms and a stylish family bathroom.

Bedroom one is on the second floor, along with an en-suite shower room and a dressing area with fitted wardrobes, which could also be used as a study.

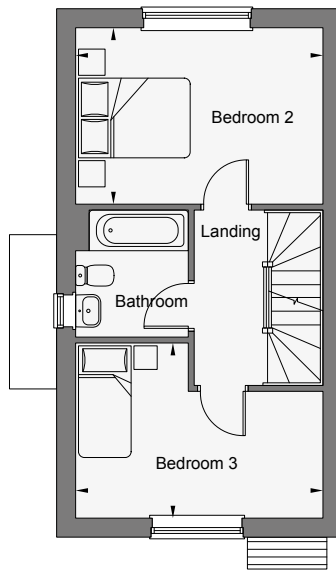
The Glaslyn V2

THREE BEDROOM HOME



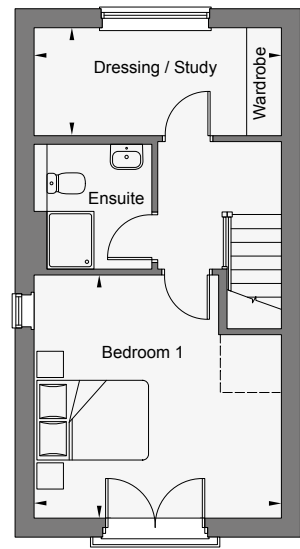
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SPECIFICATION

KITCHEN

Stylish, contemporary kitchen, featuring: high quality laminate worktops, stainless steel extractor hood, electric hob, oven and integrated fridge freezer. Stainless steel 1½ bowl sink with chrome mixer tap, plus single bowl sink with chrome mixer tap in the utility room (where applicable).

BATHROOMS

Quality white suite comprising bath and basin with polished chrome taps and concealed cistern W.C. Wall tiles to wet areas. Porcelanosa ceramic floor tiles from our standard range of floor tiles.

EN-SUITES

Quality white suite comprising thermostatically controlled shower, basin with polished chrome taps, and concealed cistern W.C. Wall tiles to wet areas. Porcelanosa ceramic floor tiles from our standard range of floor tiles.

WC

High quality white sanitaryware comprising concealed cistern W.C and wall mounted basin with polished chrome taps.

WINDOWS AND DOORS

High performance entrance door with multi-point locking mechanism for added security. Low maintenance thermally efficient double glazed uPVC casement windows.

WARDROBES

Stylish fitted wardrobes with sliding doors in bedroom one.

INTERNAL DOORS

High quality, white painted internal doors fitted with attractive contemporary chrome door handles.

HEATING & HOT WATER

Central heating and hot water is provided by a combi boiler system. Radiators with thermostatic radiator valves and programmable thermostat.

ELECTRICAL

White switches and sockets throughout. Telephone, data and TV/satellite points in the living room.

LIGHTING

Recessed LED down lighting to kitchen, bathrooms and en suites. Pendants to lounge, dining area, bedrooms, hallway and landing.

INTERNAL FINISH AND DECORATION

Walls and ceilings painted with white emulsion. All woodwork is finished in white gloss.

EXTERNAL SPECIFICATION

Pre-finished garage door (where applicable). Block pavior to driveway,* paved slabs to paths. Fencing to rear gardens. Front gardens turfed with landscaping, rear garden raked and seeded.

*Subject to house type and plot.

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