



Plot 1, Phase 2, Court Meadow, Letterston, Haverfordwest, SA62 5SZ

£340,000



CARDIGAN  
BAY  
PROPERTIES

EST 2021







# Plot 1, Phase 2, Court Meadow, Letterston, SA62 5S £340,000

- New build home
- 3 Bedroom House
- Car barn parking and additional space
- Rear Garden
- Designed in a traditional architectural style
- Very solid construction
- Semi Detached
- Spacious living room and kitchen/dining room
- Heat recovery and ventilation system
- EPC/SAP Rating : Predicted A

## About The Property

Nestled in the charming village of Letterston, near Haverfordwest, Court Meadow is being developed by Dragonsway Wales Ltd and their contractors APW Floors & Walls Ltd to a very high standard of construction and finish. The design follows Pembrokeshire's traditional architectural styles, against the trend of modern mass development.

This new detached house now nearing completion boasts 2 reception rooms, 3 bedrooms, and 2 bathrooms, providing ample space for comfortable living. Letterston itself is conveniently located at the heart of Pembrokeshire, offering easy access to the county's stunning coast and countryside. Whether you fancy a walk along the Pembrokeshire Coast Path, exploring the Gwaun Valley, or hiking in the enchanting Preseli hills, all of these natural wonders are just a 15-minute drive away. With Haverfordwest a mere 10 miles to the south and Fishguard 5 miles to the north, you'll have the perfect balance of rural tranquillity and urban convenience. Letterston boasts a range of amenities within walking distance, including shops, a petrol station, a pub and a restaurant. Additionally, the village benefits from a reliable bus service passing the entrance to the development.

You enter into the hallway with doors on either side accessing the living room and the kitchen/diner, with the stairs to the first floor, and a downstairs w/c. The kitchen will boast the usual wall and base units the specification of which the buyer can discuss with the developer (for early exchange). It also benefits from triple-glazed patio doors leading to the rear garden. Off the kitchen is the utility room with sink, base units, drying cupboard and space and plumbing for a washing machine. To the other side of the hall is the spacious living room which also benefits from triple-glazed patio doors accessing the garden to the rear.



The first-floor landing gives access to the three bedrooms. The master bedroom has two built-in wardrobes and an ensuite with a spacious shower, w/c, and wash basin, while bedroom 2 is also a double, and bedroom 3 is a well-proportioned single. The family bathroom is also on the first floor with a bath, wash basin and a separate spacious shower.

Externally the property has a garden to the rear, private car space, a storage room in a car barn and provision for an electric car charger.

The property is to be rendered in a high-quality self-coloured render, and will also benefit from solar panels front and rear (batteries are an additional option), and a heat recovery ventilation system in all rooms increasing energy efficiency and keeping the rooms continuously ventilated with filtered air. Downstairs the property benefits from underfloor heating and the first floor has radiators.

Contact us to arrange a viewing.



Hallway  
9'10" x 4'26"6" (3 x 130)

Kitchen/Dining Room  
16'4" x 12'7" (5 x 3.86)

Utility Room  
9'10" x 5'2" (3 x 1.6)

Living Room  
16'4" x 12'11" (5 x 3.96)

Landing  
10'5" x 9'6" (3.20 x 2.90)

Bathroom  
12'11" x 5'6" (max) (3.96 x 1.70 (max))

Bedroom 1  
12'7" x 10'5" (3.86 x 3.20)

En-suite  
9'2" x 5'6" (max) (2.80 x 1.70 (max))

Bedroom 3  
8'9" x 9'7" (2.69 x 2.94)

Bedroom 2  
8'9" x 7'1" (2.69 x 2.17)

IMPORTANT ESSENTIAL INFORMATION:  
WE ARE ADVISED BY THE DEVELOPER THAT THIS  
PROPERTY BENEFITS FROM THE FOLLOWING:

COUNCIL TAX BAND: TBC - Pembrokeshire County  
Council

TENURE: FREEHOLD.

PARKING: Car Barn Parking

PROPERTY CONSTRUCTION: Solid walls. highly  
recycled construction material.

SEWERAGE: Mains Drainage

ELECTRICITY SUPPLY: Mains & Solar Panels  
(batteries could be added as required as an  
additional cost

WATER SUPPLY: Mains

HEATING: Gas (metered LPG mains) boiler  
servicing the hot water and central heating,  
Heat recovery ventilation & Solar Panels

BROADBAND: Gigabit fibre to be connected

MOBILE SIGNAL/COVERAGE INTERNAL: Signal  
Available, Please check the coverage map  
on your provider's website using postcode  
SA62 5SZ

RESTRICTIONS: Court Meadow is a private  
road which will be owned and maintained  
by a not-for-profit company in turn owned  
and run by the residents. The covenants  
cover the usual matters designed to  
maintain peace and quiet and prevent the  
architectural design of the estate from  
being compromised. A draft can be  
obtained on request from the developers

RIGHTS & EASEMENTS: The private cul-de-  
sac road will be owned and managed by a  
not-for-profit basis management company  
owned by all residents (amount as yet  
uncalculated).

FLOOD RISK: Rivers/Sea - N/A - Surface  
Water: N/A

COASTAL EROSION RISK: None in this location

PLANNING PERMISSIONS: The developer has  
advised that they are not aware of any  
adverse planning applications in the  
immediate area off site.

ACCESSIBILITY/ADAPTATIONS: The developer  
has advised that there are no special  
Accessibility/Adaptations on this property.

COALFIELD OR MINING AREA: The developer

has advised that there are none that they  
are aware of as this area is not in a coal or  
mining area.

VIEWINGS: By appointment only. Please  
ensure you read all the important essential  
information

PLEASE BE ADVISED, WE HAVE NOT TESTED  
ANY SERVICES OR CONNECTIONS TO THIS  
PROPERTY.

GENERAL NOTE: All floor plans, room  
dimensions and areas quoted in these  
details are approximations and are not to be  
relied upon. Any appliances and services  
listed in these details have not been tested  
by the agents.

MONEY LAUNDERING REGULATIONS: The  
successful purchaser(s) will be required to  
produce proof of identification to prove  
their identity within the terms of the Money  
Laundering Regulations. These are a photo  
ID (e.g. Passport or Photo Driving Licence)  
and proof of address (e.g. a recent Utility  
Bill/Bank Statement from the last 3 months).  
Proof of funds will also be required,  
including a mortgage agreement in  
principle document if a mortgage is  
required.

TR/TR/08/24/OKTR

Please Note: These details are preliminary  
and subject to contract.











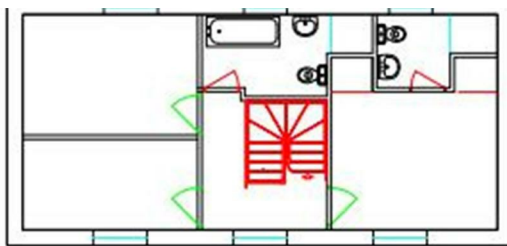
## Directions

Go into the village of Letterston along the A40 from Fishguard, turn right at the crossroads and continue down St David's Road for approx 400 yards, the development is on your right, and Plot 1 is the first Detached home on your right.

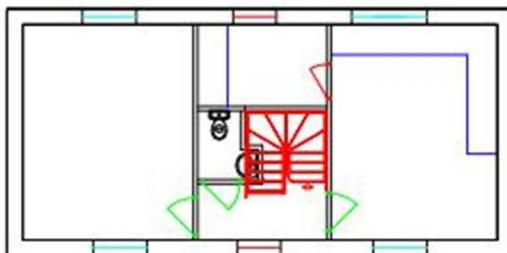
## INFORMATION ABOUT THE AREA:

Please read our Location Guides on our website

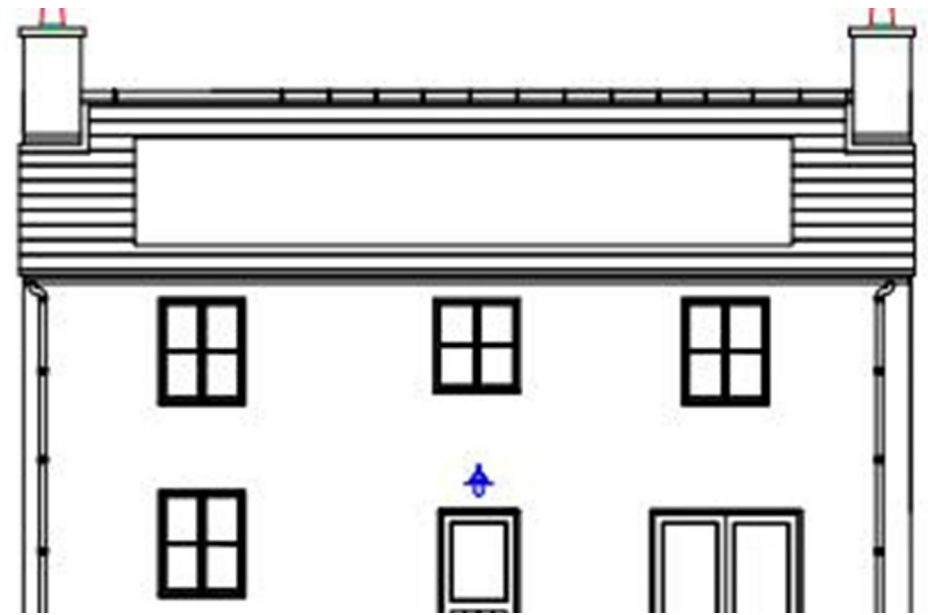
<https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.

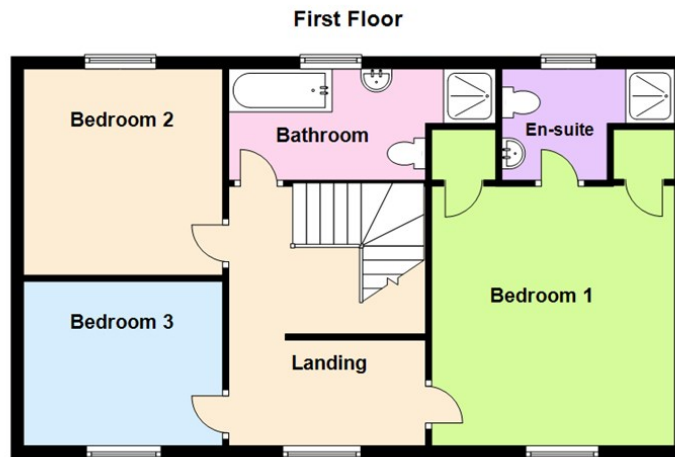
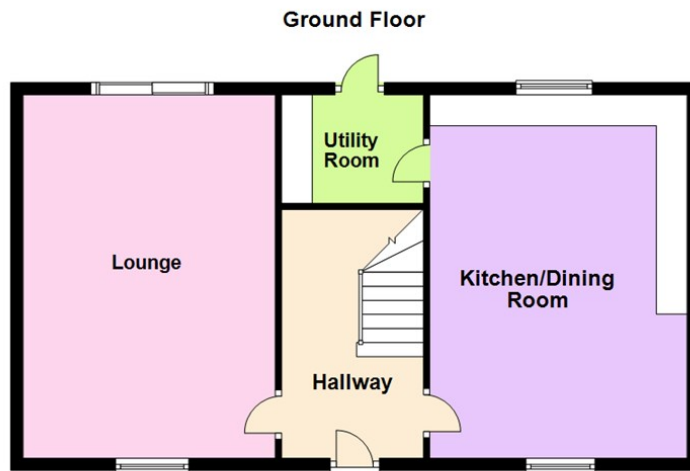


First floor layout



Ground floor layout





Contact Tania on 01239 562 500 or [tania@cardiganbayproperties.co.uk](mailto:tania@cardiganbayproperties.co.uk) to arrange a viewing of this property.

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