

17, Maes Y Felin, St. Davids, Haverfordwest, SA62 6QF

Four Bedrooms and Three Bathrooms
Fabulous Kitchen Family Room
New Build

FREEHOLD

1,710 sqft

OFFERS IN THE REGION OF

£599,995

A south-facing garden, four double bedrooms and the Pem-brokeshire coast on your doorstep.











Within easy reach of St Davids' independent shops and cafés, No. 17 is a traditionally styled new home with a layout that adapts well to family life, visiting guests or single-floor living. The coast is close enough for an evening walk, and the house is expected to be ready to move into in December 2026.


REGISTER NOW























The Eira is a detached four-bedroom home offering approximately xxxxsqft of accommodation over two floors. At No. 17, the kitchen, dining and family room faces south and spans more than 32 feet, with space for a generous dining table and a sitting area beside the bi-fold doors. Shaker-style cabinetry, pale worktops and herringbone flooring give the room a warm, understated finish.

The adjoining garden room, with tall windows and its own doors to the patio, makes a lovely spot to sit with a book. Both rooms open directly onto the private, south-facing garden, where a paved terrace has room for an outdoor table and the lawn is a manageable size.

A generous double bedroom and a separate shower room on the ground floor give the house flexibility. The bedroom works equally well as a guest room or a second sitting room. Upstairs are three further double bedrooms, including a dual-aspect principal bedroom with an en suite shower room. The family bathroom has both a bath and a separate shower.

A block-paved driveway provides off-street parking and leads to a detached garage. The property comes with a 10-year new-home warranty and is one of just five plots remaining at Maes Y Felin.

GRD

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 to 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.















Tenure:
Freehold.

Services:
Mains electricity, gas, water and drainage;
gas central heating.

Council Tax:
TBC

EPC:
B

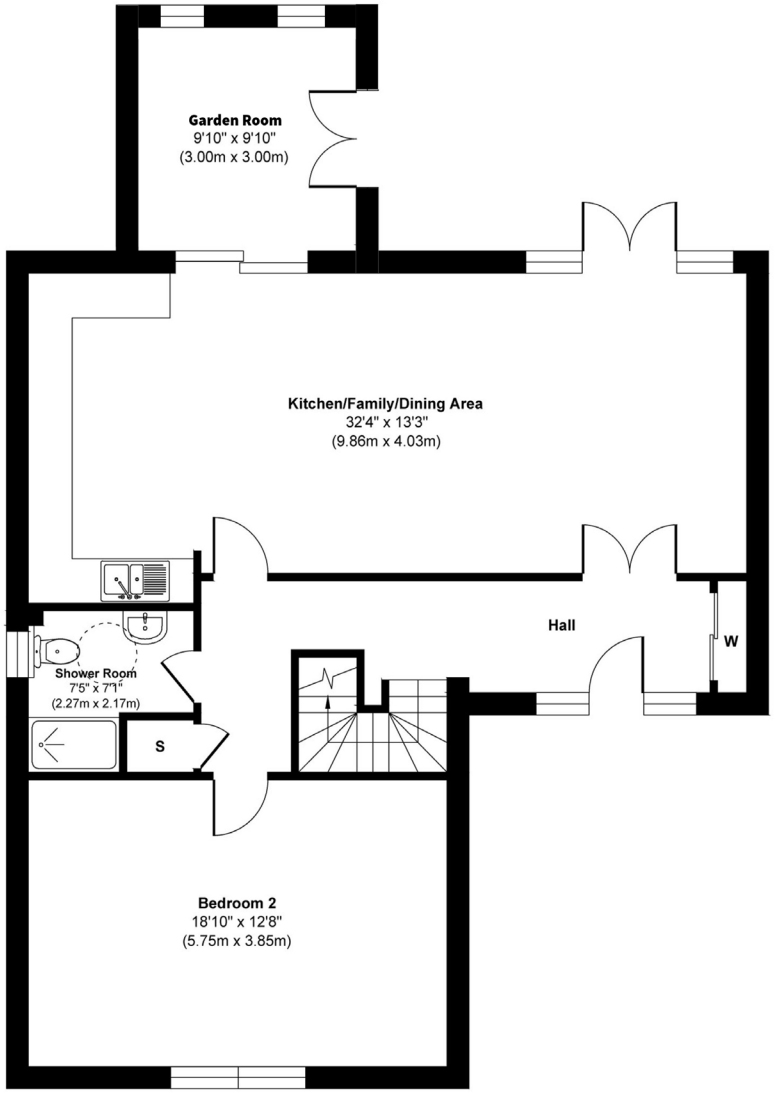




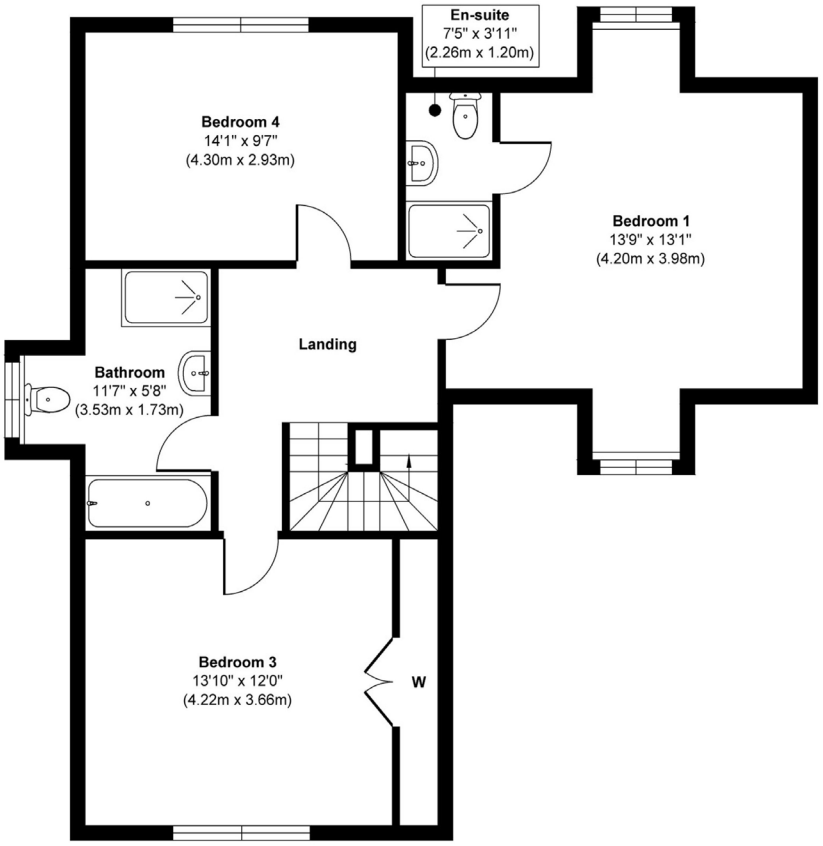





GU68 HYC



Ground Floor
Approximate Floor Area
908 sq. ft
(84.37 sq. m)



First Floor
Approximate Floor Area
802 sq. ft
(74.52 sq. m)

Approx. Gross Internal Floor Area 1710 sq. ft / 158.89 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

The Location

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.

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 Maes Y Felin.







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