



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 426’6” (3 x 130)

Kitchen/Dining Room
16’4” x 127” (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.

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A
PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay
this if you buy property or land in Wales, this is on top
of the purchase price. This will vary on each property
and the cost of this can be checked using the Land
Transaction Tax Calculator on the Gov.Wales website
[https://www.gov.wales/land-transaction-tax-](https://www.gov.wales/land-transaction-tax-calculator)
calculator.

BUYING AN ADDITIONAL PROPERTY: If you own more than
one residential property, you could be liable to pay a
higher rate of Land Transaction Tax (sometimes called
second home Land Transaction Tax). This will vary on
each property and the cost of this can be checked
using the Land Transaction Tax Calculator on the
Gov.Wales website [https://www.gov.wales/land-](https://www.gov.wales/land-transaction-tax-calculator)
transaction-tax-calculator – we will also ensure you
are aware of this when you make your offer on a
property.

MONEY LAUNDERING REGULATIONS – PROOF OF ID AND
PROOF OF FUNDS: As part of our legal obligations to
HMRC for Money Laundering Regulations, the
successful purchaser(s) will be required to complete
ID checks to prove their identity. Documents required
for this will be a valid 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 any bank
or savings statements from the last 3 months & a
mortgage agreement in principle document, if a
mortgage is required. Please ensure you have these
in place at the point you make an offer on a property
so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional
property, or a property with land, you may be liable to
pay Capital Gains on the gains made on the property.
Please discuss this with an accountant to find out if
any tax will be liable when you sell your home. More
information can be found on the Gov.UK website here
– <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL
ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS
ETC – these also need to be taken into consideration
when purchasing a property. Please ensure you have
had quotes ASAP to allow you to budget. Please let us
know if you require any help with any of these.

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.

TR/TR/08/24/OKTR
Please Note: These details are preliminary and subject
to contract.



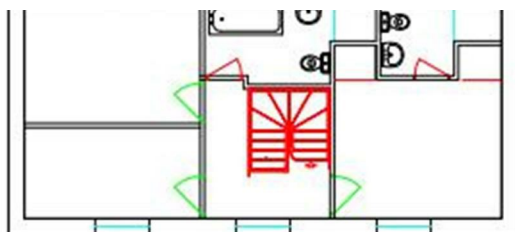


Directions

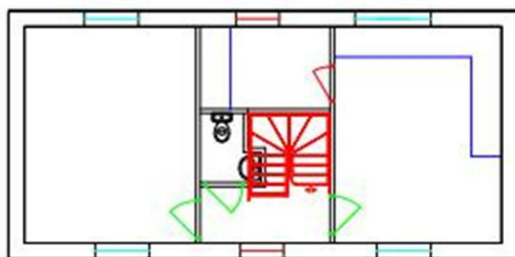
Go into the village of Letterston along the A40 from Fishguard, turn right at the crossroads and continue down St David's Road for approx 400 yards, the development is on your right, and Plot 1 is the first Detached home on your right.

INFORMATION ABOUT THE AREA:

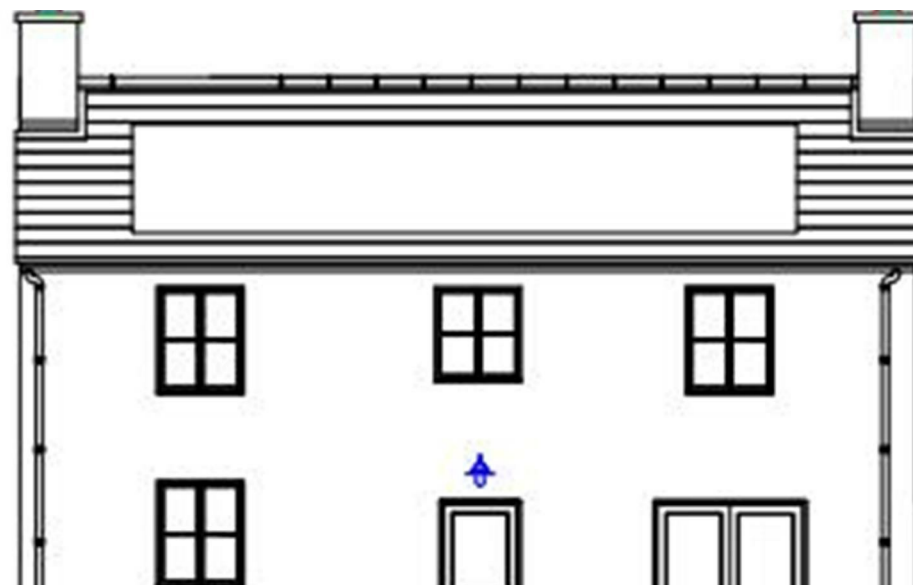
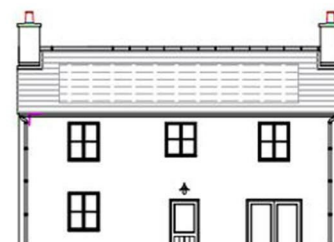
Please read our Location Guides on our website <https://cardiganbayproperties.co.uk/location-guides-getting-to-know-cardigan-bay/> for more information on what this area has to offer.

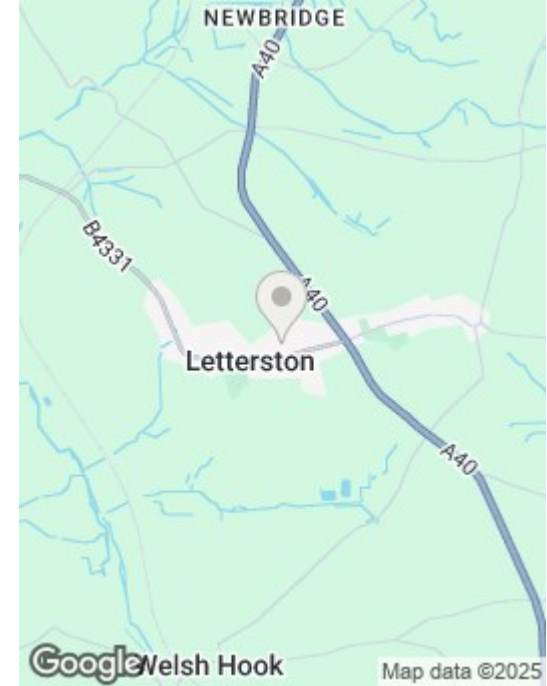
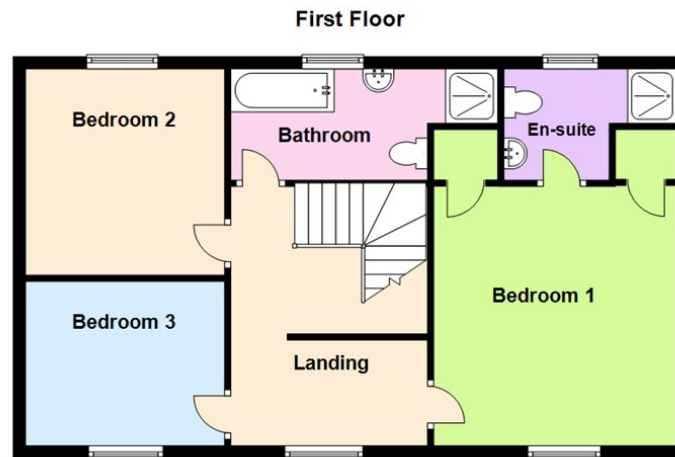
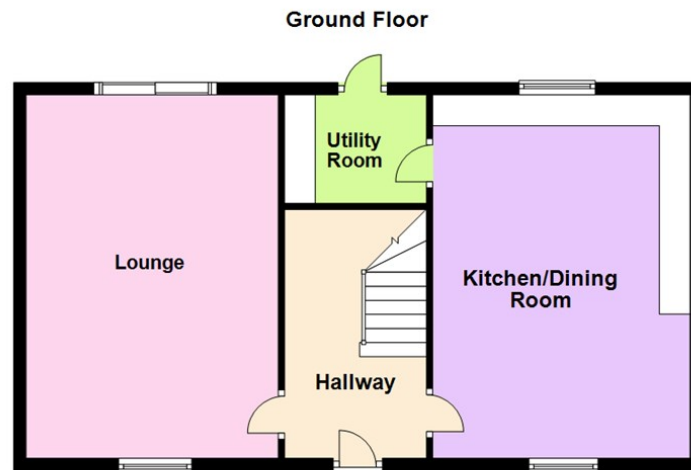


First floor layout



Ground floor layout





Contact Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

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