



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

£290,000



CARDIGAN  
BAY  
PROPERTIES

EST 2021





# Plot 2, Phase 2, Court Meadow, Letterston, SA62

£290,000

- 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 semi-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  
7'1" x 4'5" (2.17 x 1.37)

Kitchen/Dining Room  
17'1" x 11'4" (5.22 x 3.47)



|                                       |
|---------------------------------------|
| Utility Room                          |
| 6'5" x 5'5" (1.97 x 1.67)             |
| Living Room                           |
| 17'1" x 10'11" (5.22 x 3.34)          |
| Landing                               |
| 11'6" x 8'11" (3.52 x 2.72)           |
| Bathroom                              |
| 9'8" x 5'5" (max) (2.97 x 1.67 (max)) |
| Bedroom 1                             |
| 10'11" x 11'6" (3.34 x 3.52)          |
| En-suite                              |
| 7'1" x 5'5" (2.17 x 1.67)             |
| 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-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-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/03/05/OKTR  
Please Note: These details are preliminary and subject  
to contract.





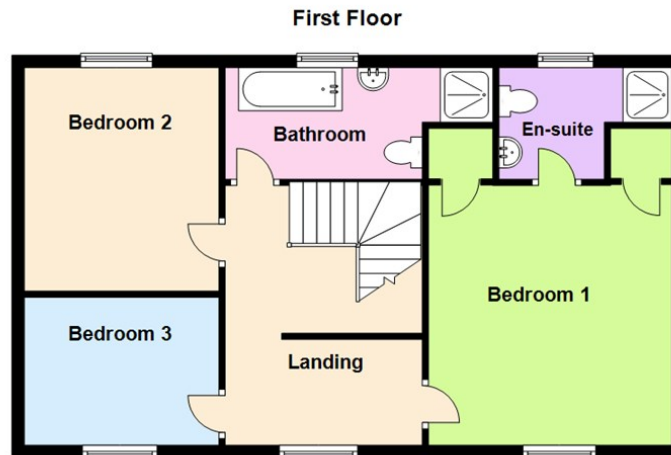
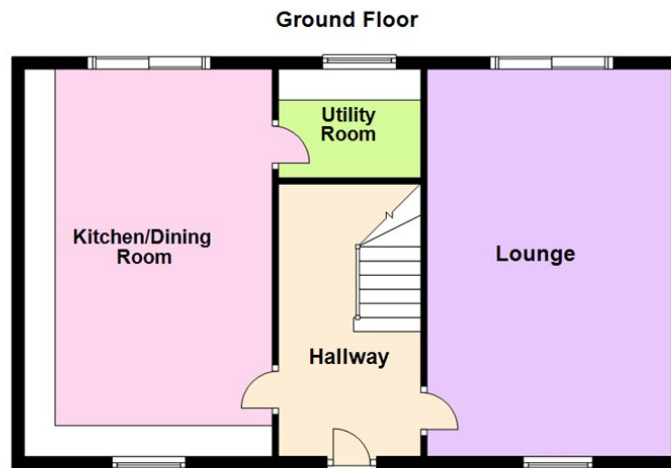
## Directions

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 2 is the first of the two Semi-detached homes 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.





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

**Important notice** Cardigan Bay Properties, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. All photographs are taken using a digital camera with a wide angled camera lens. It should not be assumed that the property has all necessary planning, building regulation or other consents and Cardigan Bay Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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