

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.



VIEWING: By appointment only via the Agents.  
 TENURE: Freehold  
 SERVICES: We have not checked or tested any of the services or appliances at the property.  
 Property has Mains Electric, Mains Water  
 HEATING: Electric  
 TAX: Band To Be Assigned

We would respectfully ask you to call our office before you view this property internally or externally

JETH/ESL/05/26/DRAFT

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

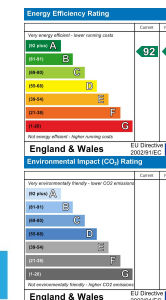
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### Plot 3 Llwyn Onn Trefin, Haverfordwest, Pembrokeshire, SA62 5AP

- Detached Tri-Storey House
- Up To Five Double Bedrooms (Two En-Suite)
- Open Plan Living/Kitchen/Dining Area
- Garden To Rear
- Electric Heating
- New Build Property
- Ample Storage
- French Doors From Lounge To Balcony
- Sought After Village Location
- EPC Rating: A



Offers In Excess Of £600,000

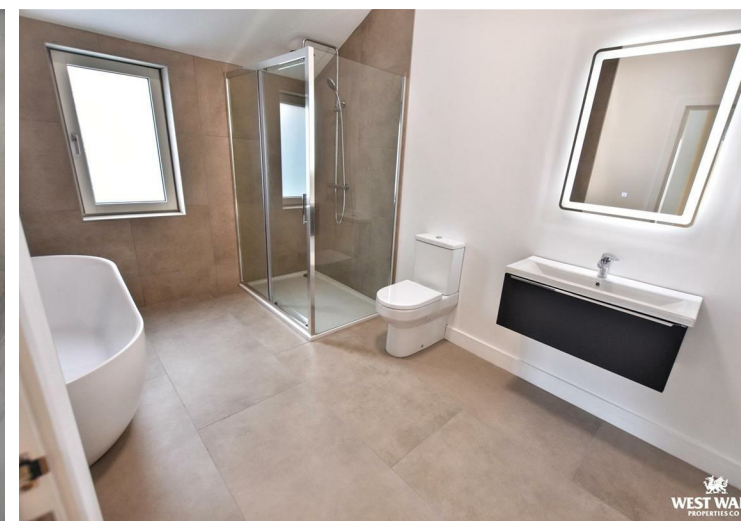
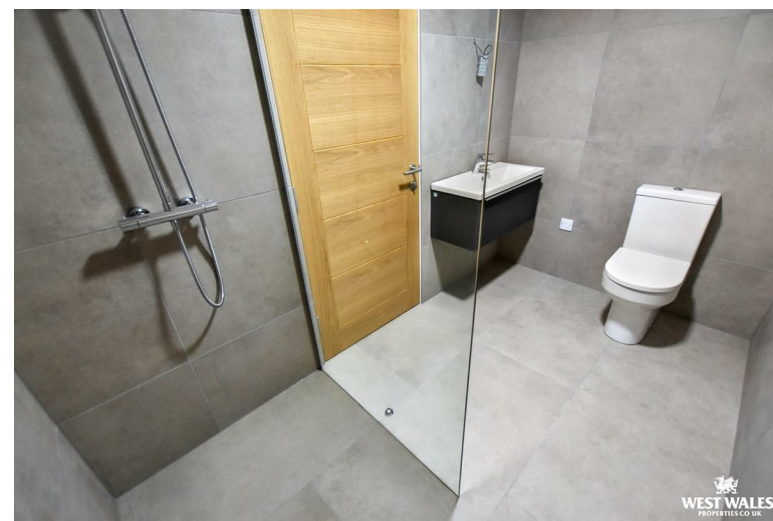
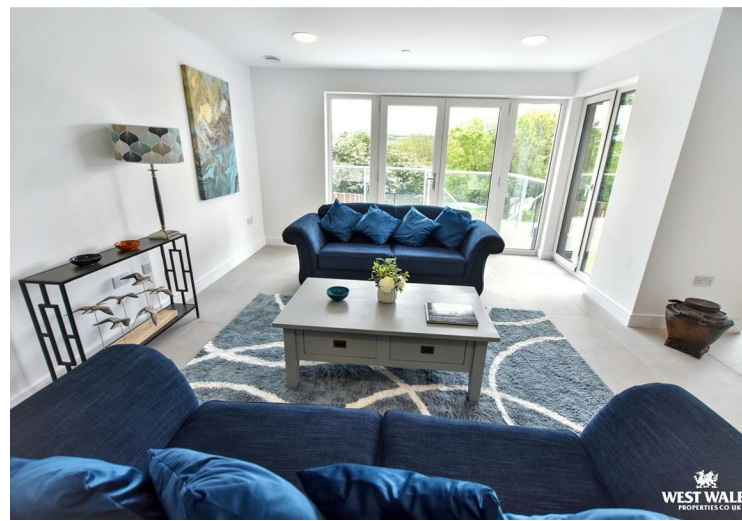
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The Agent that goes the Extra Mile





3 Llwyn Onn is an exceptional contemporary new-build home, beautifully designed to offer luxury family living across three thoughtfully designed storeys. Built using Passivhaus principles, this home is stylishly presented throughout, the property combines modern elegance with practical living space, featuring oak flooring, vaulted bedroom ceilings and an abundance of natural light.

At the heart of the home is a stunning open-plan living space with a modern fitted kitchen complete with integral appliances, flowing seamlessly into the family and dining areas. Full-width rear windows frame the delightful countryside views, while French doors open onto a balcony seating area overlooking the garden.

Offering up to five bedrooms, the property includes two en-suite shower rooms, a contemporary family bathroom with feature freestanding bath, and an additional shower room, providing versatile accommodation ideal for growing families or those working from home. Further benefits include electric heating, triple glazing, solar panels, a sizeable utility room and ample built-in storage throughout.

Externally, the property is approached via a private shared driveway leading to parking for three vehicles. To the rear, the garden enjoys a lawned area, patio seating space and a useful workshop/storage room, all set against attractive countryside views.

This family home has been completed to the highest of standards and will come with a new build guarantee. A must see!

Situated in the popular village of Trefin, sits within the stunning scenery of the Pembrokeshire Coast National Park. The coastal path offers lovely walks, and the rocky coves of Abercastle, Aberfelin and Aberiddy are all within easy reach. Whilst the sandy beaches of Traeth Llyfn and Whitesands are within 10 - 15 minutes' driving distance. Trefin is a charming historic village which sits between the market town and Ferry port of Fishguard (10 miles) and the cathedral city of St. Davids



### DIRECTIONS

From Haverfordwest take the A40 towards Fishguard. When you reach Letterston take the B4331 in the direction of Mathry. At the T Junction turn left onto the A487. When you reach Square & Compass take the right-hand turn to Trefin. Carry on until you reach the village, in centre of village there is a small green area, go straight ahead and take the turn right. Continue a short distance and turn into Cefn Gallod. Follow the road around to the right and continue onto Llwyn Onn, where the property is the last on the left -  
What3Words:///marathons.distanced.bidder

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.