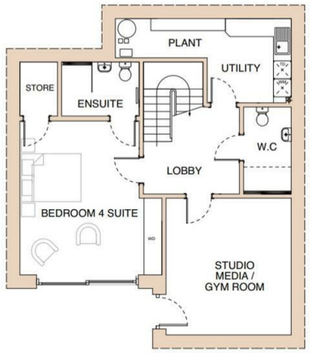
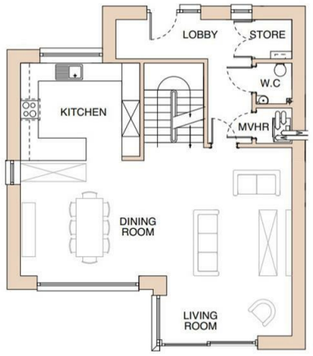


LOWER GROUND FLOOR



UPPER GROUND FLOOR

FIRST FLOOR

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

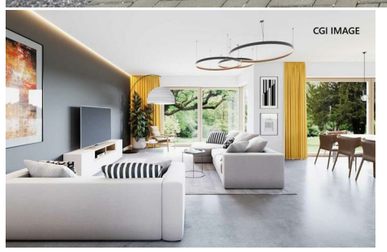
JETH/ESL/05/26/OK/LG
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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

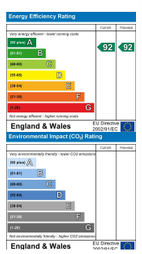
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



Plot 1 Llwyn Onn Trefin, Haverfordwest, Pembrokeshire, SA62 5AP

- **Detached Tri-Storey House**
- **Finishings To Your Choice**
- **Countryside Views**
- **Solar Panels, Electric Heating And Triple Glazing**
- **Sought After Coastal Village**
- **New Build**
- **Up To Five Double Bedrooms (Two-En-Suites)**
- **Garden With Balcony, Patio And Workshop To Rear**
- **Off Road Parking**
- **EPC Rating: A**



£495,000

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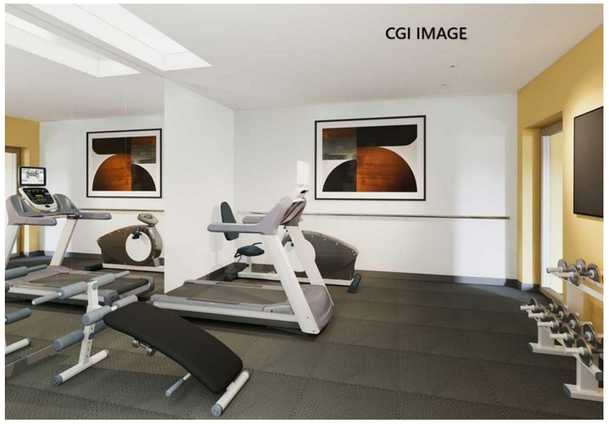
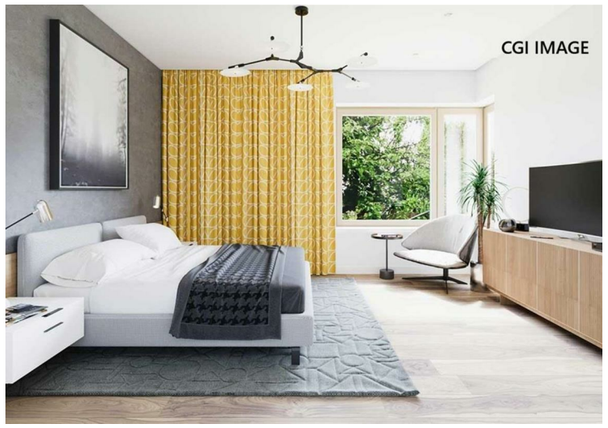
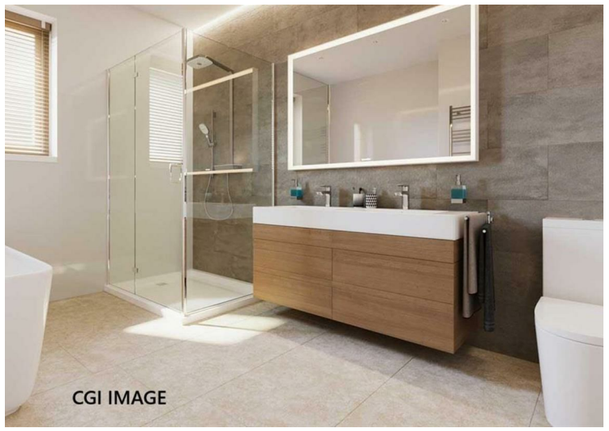
The Agent that goes the Extra Mile







OPTION TO FINISH

2 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, the property is stylishly presented throughout, the property is available for purchase with your final say on the fixtures and fittings.

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 — perfect for entertaining or relaxing.

Offering up to five bedrooms, the property includes two en-suite shower rooms, a family bathroom 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 Abereiddy 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 (7 miles).

DIRECTIONS

From Haverfordwest take theA40 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 in our TV channel to view our location videos about the area.