



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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band Pembrokeshire - New Build - not yet known.

ref: SSG/AMS/12/24/OK

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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**

41 High Street, Cardigan, Ceredigion, SA43 1JG  
EMAIL: [cardigan@westwalesproperties.co.uk](mailto:cardigan@westwalesproperties.co.uk)

TELEPHONE: 01239 615915

01239 615915  
[www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk)



## Plot 1 Golwg Y Gloch, Rosebush, Clynderwen, Pembrokeshire, SA66 7QT

- New Build Home
- Three Bedrooms
- 10 Year LABC Guarantee
- LPG Gas Central Heating
- Located at the foot of the Preseli Mountains
- Detached House
- Reputable Local Builder
- Rural Location with Countryside Views
- Double Glazing
- Cul-de-Sac Location

**£299,000**



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***The Agent that goes the Extra Mile***







"The Onnen"  
A detached new build house offering modern living in the picturesque village of Rosebush. The property has been finished to a high standard, with Chartwell Green uPVC windows and doors that are in keeping with the countryside surroundings and are offset by the black gutters and fascias. A contemporary design fitted kitchen, and staircase with hardwood handrail, finished Oak internal doors, polished chrome handles and switches. Viewing is highly recommended to appreciate what this property has to offer!!

Located in an exclusive cul-de-sac development of just 5 properties, The layout of The Onnen briefly comprises; an entrance hallway with under storage, a WC, and a door to the left into the living room where there are double glass doors out to the rear garden. There is a modern kitchen/dining room with matching fitted wall and base units and integrated appliances. The staircase leads to the first floor where there is a family bathroom, tand hree double bedrooms, one of which benefits from an ensuite shower room.

Externally, to the side of the property there block paved driveway offering off road parking and a lawned area to the front. A paved path leads to the front door where there is a wooden canopy porch. The rear garden can be accessed via a gate at either side of the property, through the living room or via a door in the kitchen. The garden is enclosed with feather-edge board fencing, and laid mainly to lawn, with a patio area in the centre, and a raised flower bed. This offers the perfect spot to sit, relax and enjoy the views around you.



The beautiful Pembrokeshire coast is 17 miles to the west, at the famous surfing beach of Newgale, with the Pembrokeshire Coast Path giving miles of wonderful walks, on which to enjoy the stunning coastline, wild flowers and birdlife, and the town of Newport only 9 miles to the north.

## DIRECTIONS

From our Cardigan Office take the A487 towards Fishguard, continue for approximately 6.5 miles passing through the village of Eglwysrwrw. Take the the next left signposted Haverfordwest by Brian Llywelyn garage. Continue along this road (B4329) for approximately 7.1 miles before turning left at the crossroads, signposted Rosebush. Follow this road for 1 mile and then turn left into the site, continue along this road for a short distance and the site will be found on your right hand side. What three words - ///shelters.digests.exhales



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