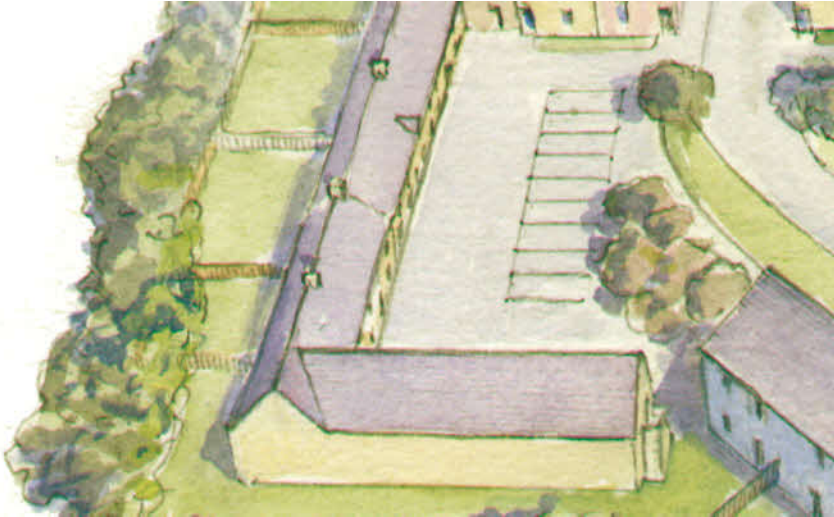


## 95 - New Garden Flat

£175,000



- . Garden flat over garages
- . 2 bedrooms
- . Generous size entrance hall
- . Spacious sitting room
- . Kitchen / dining room
- . Exposed beams
- . Arched covered double garage

No. 95 is a spacious first floor 2 bedroom garden flat, attractively built over garages at Candlebury Yard. The architectural traditions of Pembrokeshire's heritage have again been captured in this barn style garden flat which has been finished with local stone.

*"building homes and neighbourhoods  
on the principals that  
guided the builders of  
previous ages"*

The interior of this garden flat particularly impresses, with generous size rooms, exposed beams and a oriel window with seat looking out from the first floor sitting room.

- . A rear garden which can be accessed from the ground floor garage or from the main door of the first floor flat via steps.

# 95 - New Garden Flat

**Entrance Hall** 10 ft 8 in X 6 ft 2 in

**Bedroom 1** 12 ft 1 in X 11 ft 6 in

**Sitting Room** 19 ft 3 in X 13 ft 5 in with seat in oriel window

**Bedroom 2** 12 ft 1 in X 7 ft 3 in

**Kitchen/Dining Room** 19 ft 3 in X 8 ft 2 in

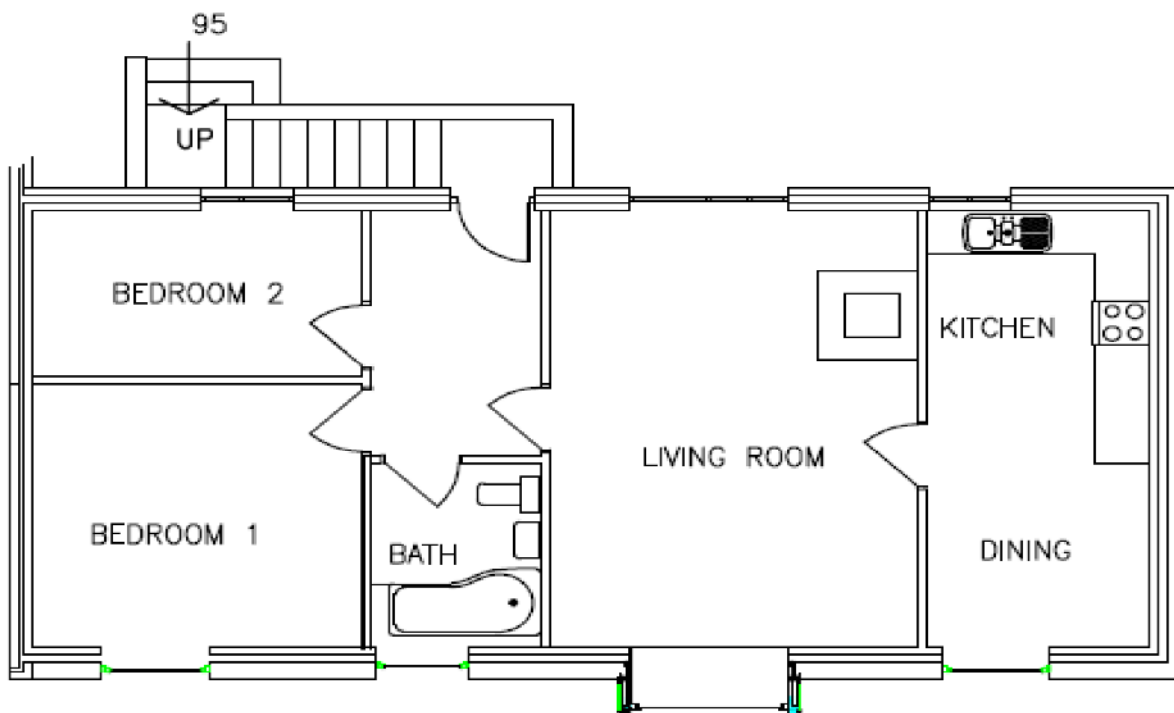
**Bathroom** 8 ft 1 in X 6 ft 2 in with P shaped bath and shower over

All dimensions are approximate

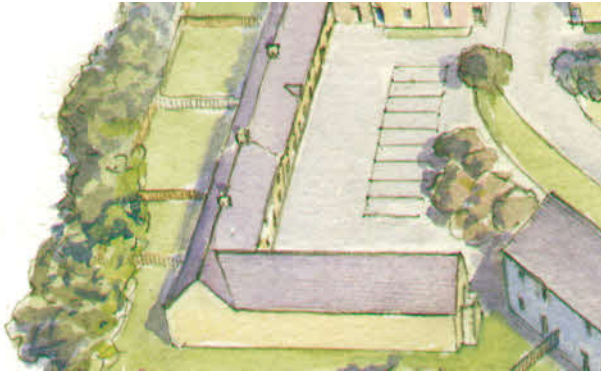
Arched covered parking space 21 ft X 11 ft 3 in leading to rear garden

*"Homes that will give pride and pleasure for the successive generations who will live in them."*

Steps from garden to main door



## 95 - New Garden Flat



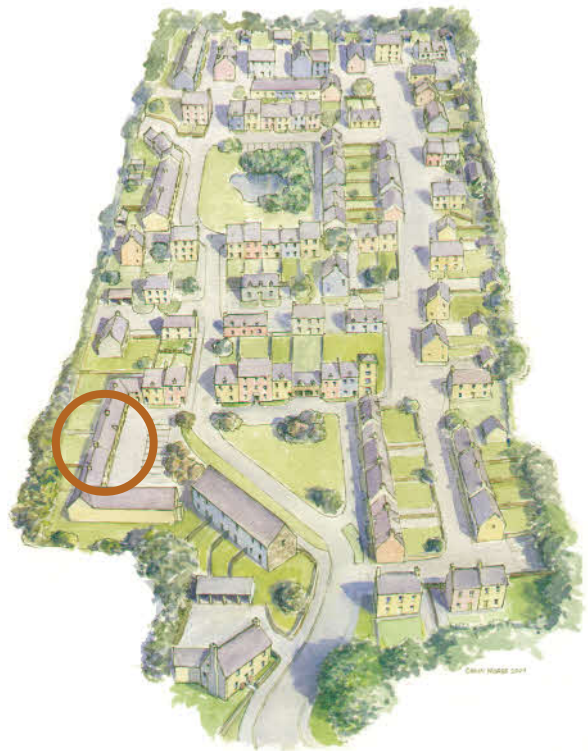
**Court Meadow** will contain 95 high-quality homes, each uniquely designed and built to stand the test of time. Houses carefully crafted in the traditional Pembrokeshire style to belong to the land and surroundings, to create a village within a village.

**Letterston** is at the heart of Pembrokeshire and is well placed for visiting the county's renowned coast and countryside. The inspirational Pembrokeshire Coast Path with its' cliffs and coves, the tranquil Gwaun valley and the enchanting Preseli hills are all only a 15 minute drive away. Haverfordwest is 10 miles to the south, and Fishguard 5 miles to the north.

Letterston has a good range of amenities within easy walking distance including a school, shops, a post office, pubs, restaurant, petrol station, church and chapel.

The school takes ages 3 to 11 and has achieved high standards at inspections.

The village is served by a commendably regular bus service.



**Court Meadow is at the centre of the village of Letterston a few hundred yards away from the A40 road.**

To maintain the high standards of Court Meadow the roads, open spaces and other facilities will be owned and maintained by a 'not for profit' company set up for the purpose. Contributions will cover general maintenance and refurbishment of facilities. On sale of the last house, management of the company (which will also act as a residents association) will pass to directors elected from among the residents.



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