

Regulated by:



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Planning permission for the erection of a pair of semi-detached 3 bedroom homes. Maenclochog, Mid Pembrokeshire. West Wales

PROPOSED ELEVATIONS - TYPE D Scale 1:100

**PLOTS 2 / 3 & 5
3 BED DWELLING
1 1/2 STOREY**

Typical External Finishes:-

- Blue / Black interlocking ridge tiles.
- Blue / Black Natural stone / encaustic edge / composite side roof coverings.
- Reinforced or Bitumark double felt, waterproofing and terracotta pots.
- Wood framed drain roof valleys and flashing systems set into roof eaves.
- Slate or P.V.C. collection channels set into roof eaves.
- Lead cover fascias / eaves to roof abutments etc.
- Plastered / painted finish or wood grain Gips or white Gips facias, soffits, bargeboards.
- Black Gips rainwater goods and fittings.
- Plastered / painted finish or wood grain Gips or white Gips stable ground surfaces 1.4 metre ground eaves / access with Gips or painted concrete sub-beds.
- Plastered / painted finish or wood grain Gips or white Gips post double ground entries with raised and level access.
- Plastered / painted finish entrance porch roof framework and support brackets with lead soffits, bargeboards and roof coverings as main walls.
- Masonry painted smooth stone render or self-rendered smooth stone render to walls / connecting gables and facias etc.
- Planted mead or Gips / Gips garage doors.

0 10 20 30 40 50 60

PROPOSED FLOOR PLANS / SECTION - TYPE D

Plots 2 & 3, 5 & 6 Grug Y Mynydd, Maenclochog, Clynderwen, Pembrokeshire. SA66 7LB.

D/2170/RD

£175,000

- ** 2 serviced building plots ** Full planning permission for the erection of 2 pairs of semi-detached, 3 bedroom dwellings ** Mains water, electric and drainage in place ** Access of adjoining adopted site road ** Walking distance of village amenities ** Popular settlement within this famous County
- ** Ideal first time buyer opportunity ** Suitable for those who wish to up-size and build your own home ** Impressive designs ** AN OPPORTUNITY NOT TO BE MISSED **

The property is situated within the popular rural village of Maenclochog on the edge of the Preseli Mountains. The village offers a wealth of local facilities and services including - primary school, village shop and Post Office, petrol station, local cafe, public houses and good public transport connectivity. The larger town of Crymych is some 10 miles from the property, Maenclochog also being a convenient location to Fishguard and onto the larger town of Haverfordwest.



GENERAL

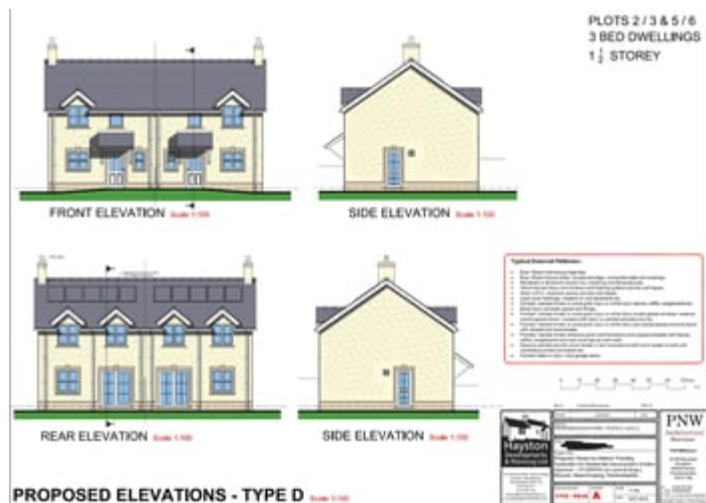
An opportunity exists to purchase your own building plot in a sought after location within this popular rural village location.

Full Planning Permission as been granted on the estate for 13 houses and the estate road has been constructed to an adoptable standard and provides connectors to mains water and drainage as well as electricity.

These plots are fully serviced, thereby limiting any future costs to prospective buyers.

Full planning permission is in place, so you can start effectively immediately.

The accommodation provides as follows -



Entrance Hallway

With a staircase to first floor. Side WC.

Kitchen

2.6m x 3.5m (8' 6" x 11' 6")

Open Plan Lounge/Dining Room

5.5m x 3.2m (18' 1" x 10' 6") with patio door to garden.

FIRST FLOOR

Landing

With storage cupboard.

Principal Bedroom

2.6m x 3.8m (8' 6" x 12' 6")

Bedroom 2

2.3m x 2.8m (7' 7" x 9' 2")

Bedroom 3

2.2m x 2.8m (7' 3" x 9' 2")

EXTERNAL

To the front

Access via the state road with space for 2+ vehicles to park with side access leading through to -





Rear garden & patio area

Services

The plot benefits from mains water, electricity and drainage.

Directions

From Maenclochog village centre, head south and at the fork opposite the petrol station and the property is located on the right hand side, easy identifiable by the new estate road.