

Regulated by:



Since 1989

Fully Serviced Building Plot, Maenclochog, Mid Pembrokeshire, West Wales

FRONT ELEVATION Scale 1:100

SIDE ELEVATION Scale 1:100

REAR ELEVATION Scale 1:100

SIDE ELEVATION Scale 1:100

PROPOSED ELEVATIONS - TYPE C Scale 1:100

**PLOT 01
4 BED 2 STOR
HOUSE**

- Blue / Black breasting edge tiles.
- Blue / Black Natural Stone / enclosed edge / concrete stone end coverings.
- Standard or Bespoke stone wall, capping and terraced zone.
- Wood framed Velux roof windows and flashing systems set 3 to roof slope.
- Solar or P.V. collection panels set into roof slope.
- Lead roof battings / rafters to roof alterations etc.
- Painted / stained timber or wood grain 12mm or white 15mm fascia, soffits, bargeboards.
- Black 15mm aluminium profile and barge.
- Painted / stained timber or wood grain 12mm or white 15mm double glazed windows / or double glazed doors / or more with 15mm or painted concrete auto-cl.
- Painted / stained timber or wood grain 12mm or white 15mm part double glazed entrance with handrail and level access.
- Painted / stained timber entrance porch roof framework and support braced with fence posts, bargeboards and roof coverage as specified.
- Masonry painted smooth sand render or self-coloured smooth sand render to walls with contrasting pilasters and bands etc.
- Painted metal or 15mm / 18mm garage doors.

0 10 20 30 40 50 60 70mm 1:11

Plot 1 Grug Y Mynydd, Maenclochog, Clynderwen, Pembrokeshire. SA66 7LB.

D/2168/RD

£120,000

**** Fully serviced building plot ** Full planning permission for the erection of a 4 bed (2 bath) detached dwelling ** 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.



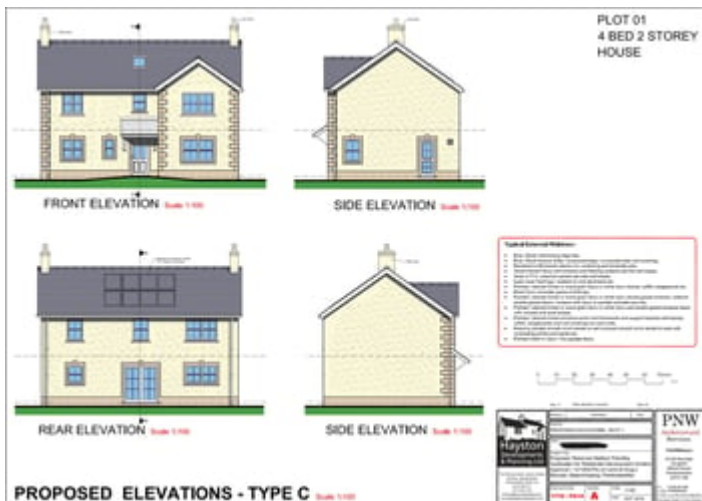
GENERAL

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

Full Planning Permission has been granted on the estate for 13 houses and the estate road has been constructed to an adoptable standard and provides connections 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.



PLOT 1

Entrance Hallway

With staircase to first floor. Side WC.

Lounge

3.8m x 4.6m (12' 6" x 15' 1")

Study

3.2m x 2.8m (10' 6" x 9' 2")

Open Plan Kitchen/Dining Room

7.2m x 3.1m (23' 7" x 10' 2") running across the rear elevation with patio doors to the garden.

Utility Room

3.1m x 2m (10' 2" x 6' 7")

FIRST FLOOR

Landing

With airing cupboard.

Principal Bedroom

3.9m x 3.8m (12' 10" x 12' 6") 3m x 9m (9' 10" x 29' 6") a double bedroom with windowed front with -

En-suite

2.7m x 1.5m (8' 10" x 4' 11")

Bedroom 2

3.8m x 3m (12' 6" x 9' 10")

Bedroom 3

3.7m x 3.2m (12' 2" x 10' 6")

Bedroom 4

3m x 2.7m (9' 10" x 8' 10")

Bathroom

3.5m x 1.8m (11' 6" x 5' 11")

EXTERNAL

To the front

Has access via the adjoining state road, parking to the rear and pedestrian access to the front.



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.

