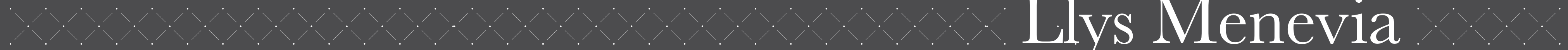


Discover **Luxury Living** Modern homes in a unique setting



— *Life* —
PROPERTY GROUP



Llys Menevia
St David's

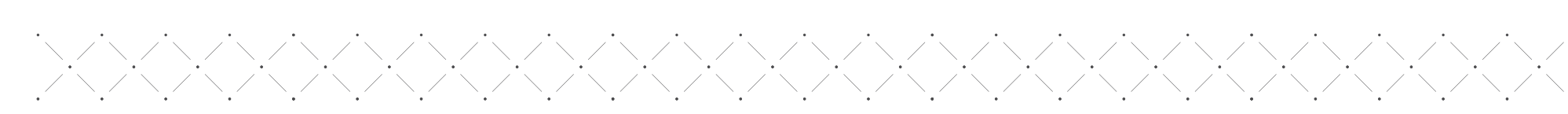
Welcome to St David's

St Davids in Pembrokeshire is the smallest city in the UK. It is the resting place of Saint David, Wales's patron saint.

A stunning location

There is plenty to see and do in St Davids, as well as the city and cathedral there is access to the Pembrokeshire Coastal Path and all the coast line has to offer. Nearby is Whitesands Bay, a curving mile-long, west-facing, Blue Flag, sandy beach – widely considered to be one of the best in the country.

For fantastic views, sure-footed walkers can head for the summit of Carn Llidi, one of the finest hills in Pembrokeshire.





The City & Lifestyle

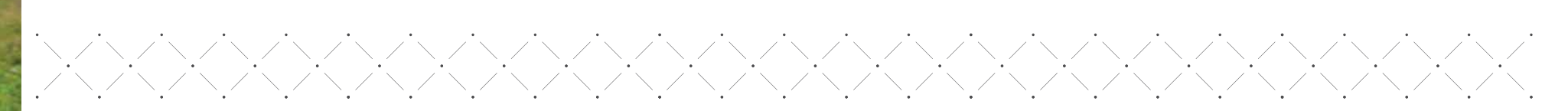
The city of St. David's is nestled on the ruggedly beautiful Pembrokeshire coast. This charming city is a harmonious blend of history, culture, and a vibrant lifestyle, offering a haven of natural beauty and modern amenities.

St. David's may be the smallest city in the UK, but it boasts an incredible historical and cultural heritage. The city's centrepiece is the magnificent St. David's Cathedral, you can also wander through the charming streets of the city where you'll be captivated by its quaint shops, tearooms, and traditional pubs. For culture enthusiasts, St. David's provides a rich calendar of events, including music festivals and art exhibitions.

With its location in the Pembrokeshire Coast National Park, residents enjoy easy access to breathtaking coastal paths, pristine beaches, and stunning cliffs. The city is a gateway to an outdoor paradise, offering opportunities for water sports, hiking and wildlife watching.

St. David's boasts a variety of amenities to ensure a comfortable and convenient lifestyle. Local markets provide fresh, locally sourced produce, while boutique shops offer unique and hand crafted goods. Cafes and restaurants serve delectable Welsh cuisine, featuring seafood and other regional specialties.

St. David's has been named in the top 50 places to live in the UK. It offers links to nearby towns and cities and is home to a number of excellent primary and secondary schools that provide a high-quality education.



The Development

Our collection of eleven exquisite homes offers the perfect blend of spacious living and convenience, with each residence featuring four or five bedrooms to accommodate your family's needs.

Sustainability has been at the forefront of the design philosophy. Each home benefits from solar panels, air source heat pumps, underfloor heating and high insulation levels to ensure comfortable living with affordable running costs, this specification has resulted in each property obtaining an EPC A rating.



Druidstone

5 BEDROOMS
Integrated garage
Plots: 5, 6, 8, 9 & 10
Floor space: 170.7 sq m / 1837 sq ft



Porthgain

4 BEDROOMS
Detached garage (4 & 11)
Plots: 4, 7 & 11
Floor space: 139 sq m / 1497 sq ft



Abereidly

4 BEDROOMS
Detached garage
Plot: 3
Floor space: 112 sq m / 1203 sq ft



Solva

1 BEDROOM FLATS WITH STUDY
Plots: 1 & 2
First floor: 59.1 sq m / 636 sq ft
Ground floor: 53.6 sq m / 577 sq ft

CLICK HERE FOR A
**Virtual
Tour...**



*The dimensions and areas shown are approximate maximum and the precise measurements may vary. Please ask to see the drawings relative to the specific plot. Kitchen layouts are indicative only. This information is for guidance only and does not form part of any contract or constitute a warranty. All elevations are an approximation of materials and finishes.



Druidstone



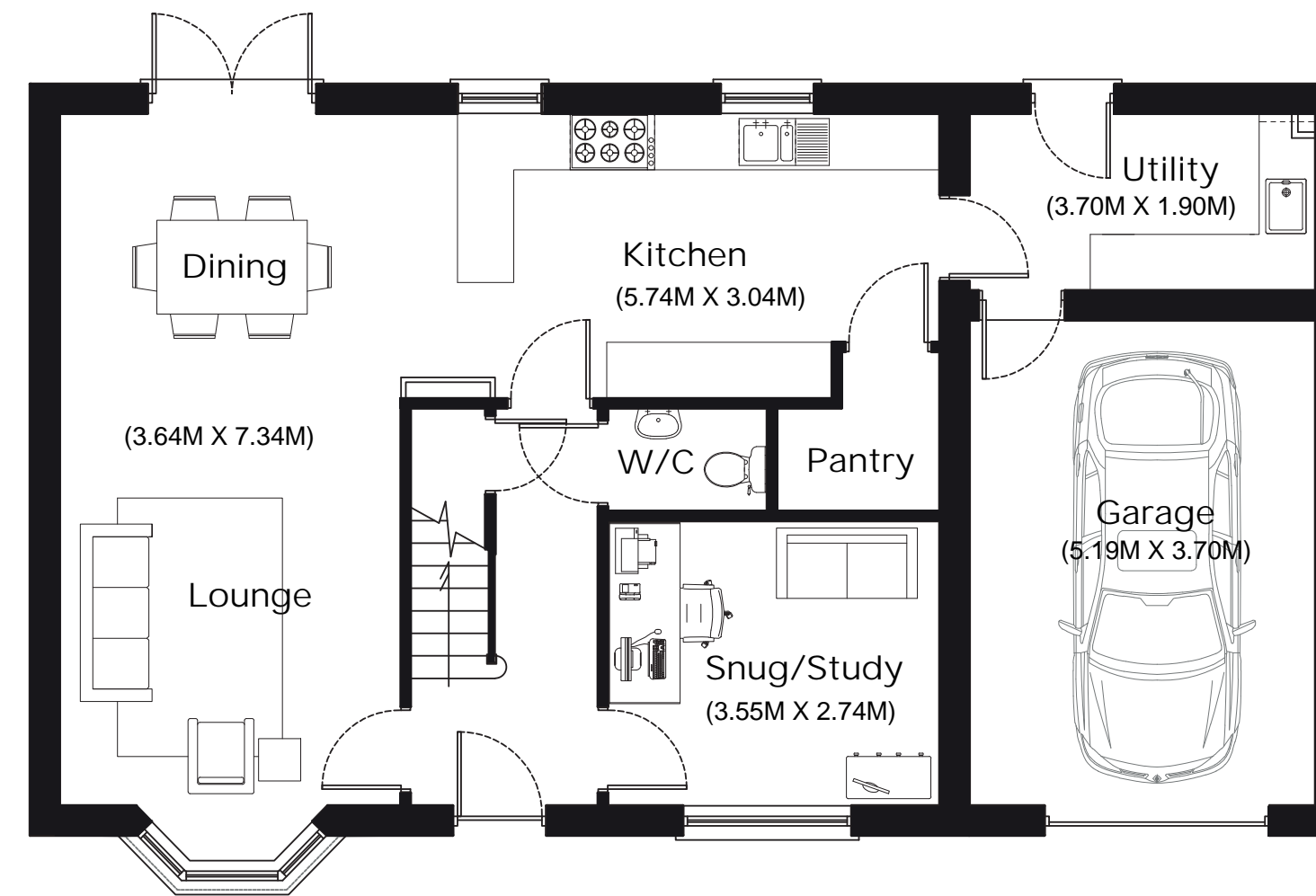
Druidstone

A new and distinctive collection of five homes designed to bring your dreams to life. Each residence is a harmonious blend of style and functionality, offering spacious living areas, modern amenities, and a unique character.

Ground Floor: lounge, kitchen, dining room, snug/study, utility room and integral garage.

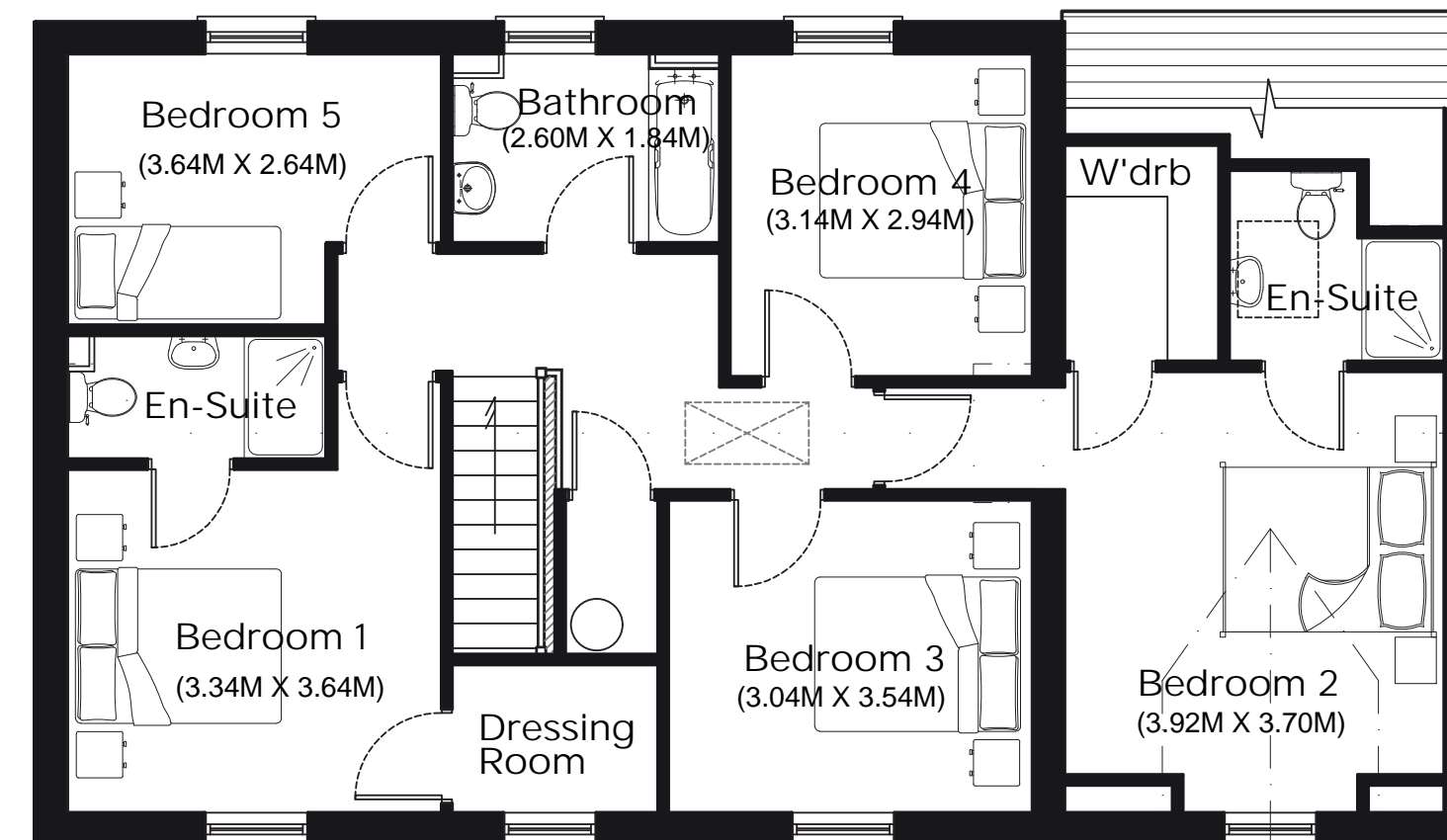
First Floor: 5 bedrooms (2 ensuite and 1 with an integral dressing room), family bathroom.

Outdoors: Front garden with off-street parking and an ample rear garden.



GROUND FLOOR

Dining	3.64m X 3.04m	/ 11'11" x 10'
Lounge	4.30m X 3.64m	/ 14'2" x 11'11"
Kitchen	5.74m X 3.04m	/ 18'8" x 10'
Snug/Study	3.55m X 2.74m	/ 11'7" x 8'12"
Utility	3.70m X 1.90m	/ 12'11" x 6'3"
Garage	5.19m X 3.70m	/ 17' x 12'1"



FIRST FLOOR

Bedroom 1	3.34m X 3.64m	/ 10'11" x 11'11"
Bedroom 2	3.92m X 3.70m	/ 12'10" x 12'1"
Bedroom 3	3.04m X 3.54m	/ 10' x 11'7"
Bedroom 4	3.14m X 2.94m	/ 10'3" x 9'7"
Bedroom 5	3.64m X 2.64m	/ 11'11" x 8'8"
Bathroom	2.60m X 1.84m	/ 8'6" x 6'

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5 BEDROOMS - Plots: 5, 6, 8, 9 & 10 Living area: 170.7 sq m / 1837 sq ft



DRUIDSTONE

The heart of the home





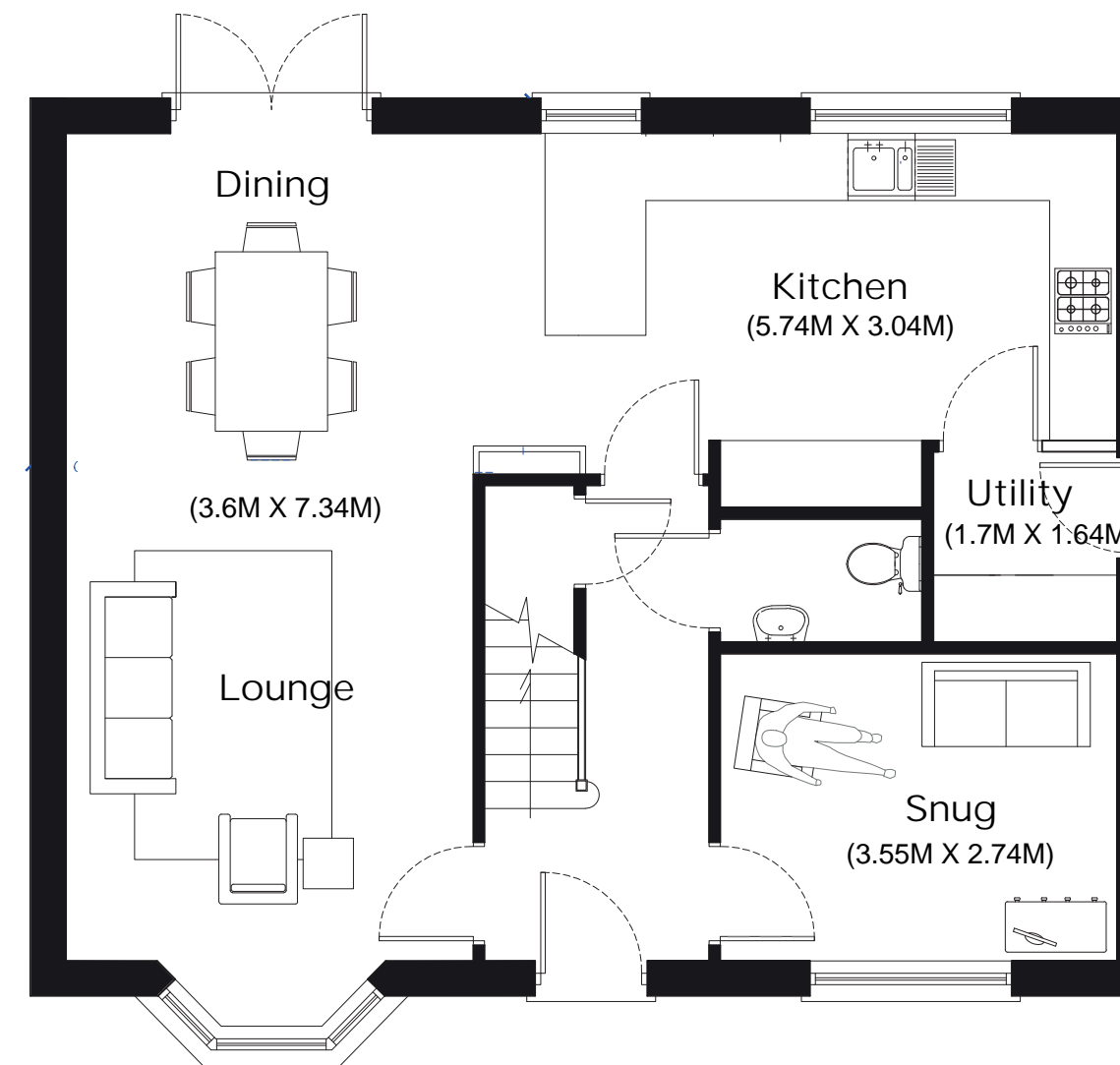
Porthgain

A limited offering of three new homes that blend traditional style with modern living. These homes are your gateway to a relaxed yet sophisticated lifestyle, the perfect combination of comfort, elegance and practicality.

Ground Floor: lounge, kitchen, dining room, snug/study and utility room.

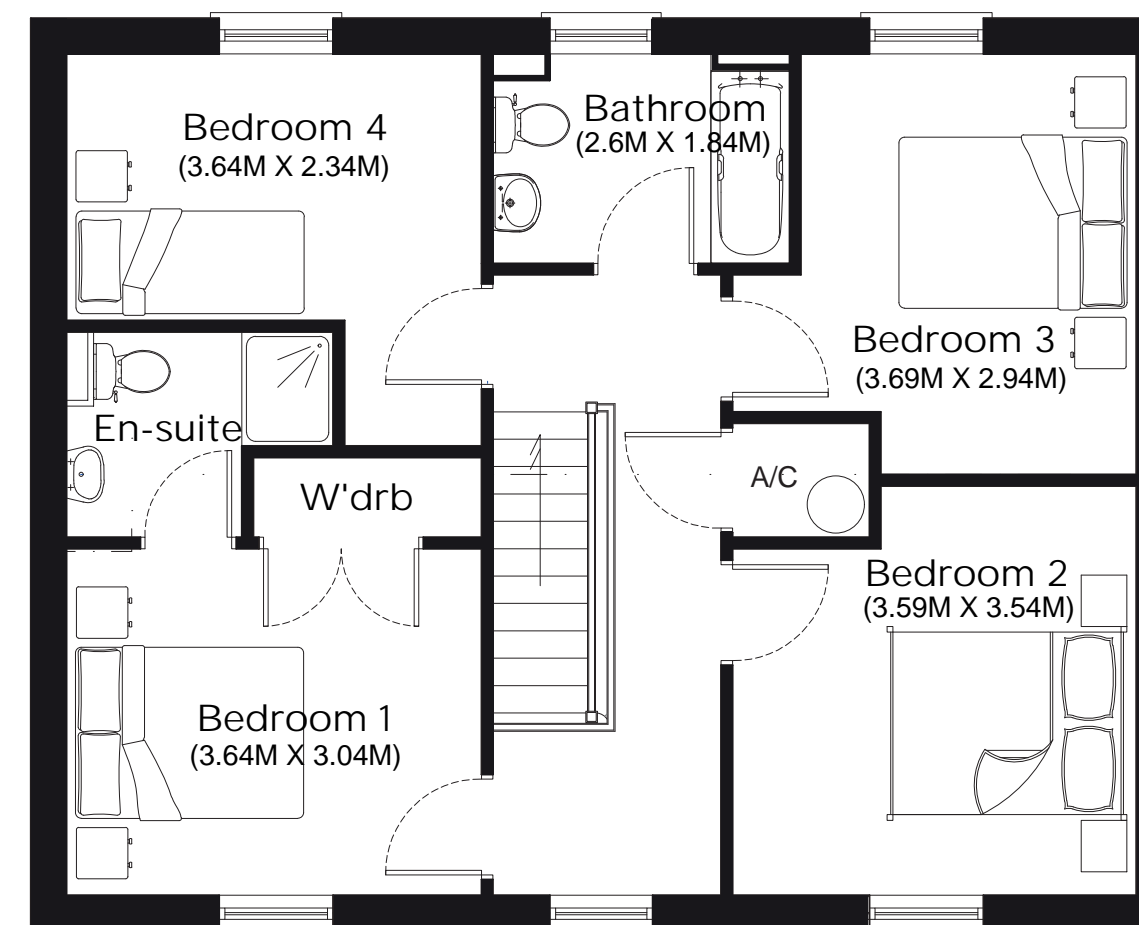
First Floor: 4 bedrooms (1 ensuite with fitted wardrobes) and a family bathroom.

Outdoors: Detached garage (Plots 4 & 11), front garden with off-street parking and an ample rear garden.



GROUND FLOOR

Dining	3.64m X 3.04m	/ 11'11" x 10'
Lounge	4.34m X 6.34m	/ 14'2" x 11'11"
Kitchen	5.74m X 3.04m	/ 18'2" x 10'
Snug/Study	3.55m X 2.74m	/ 11'7" x 8'12"
Utility	1.70m X 1.64m	/ 5'7" x 5'5"



FIRST FLOOR

Bedroom 1	3.64m X 3.04m	/ 11'11" x 10'
Bedroom 2	3.59m X 3.54m	/ 11'9" x 11'7"
Bedroom 3	3.69m X 2.94m	/ 12'1" x 9'7"
Bedroom 4	3.64m X 2.34m	/ 11'11" x 7'8"
Bathroom	2.60m X 1.84m	/ 8'6" x 6'

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4 BEDROOMS - Plots: 4, 7 & 11 Living area: 139 sq m / 1497 sq ft



PORTHGAIN
Kitchen Comforts





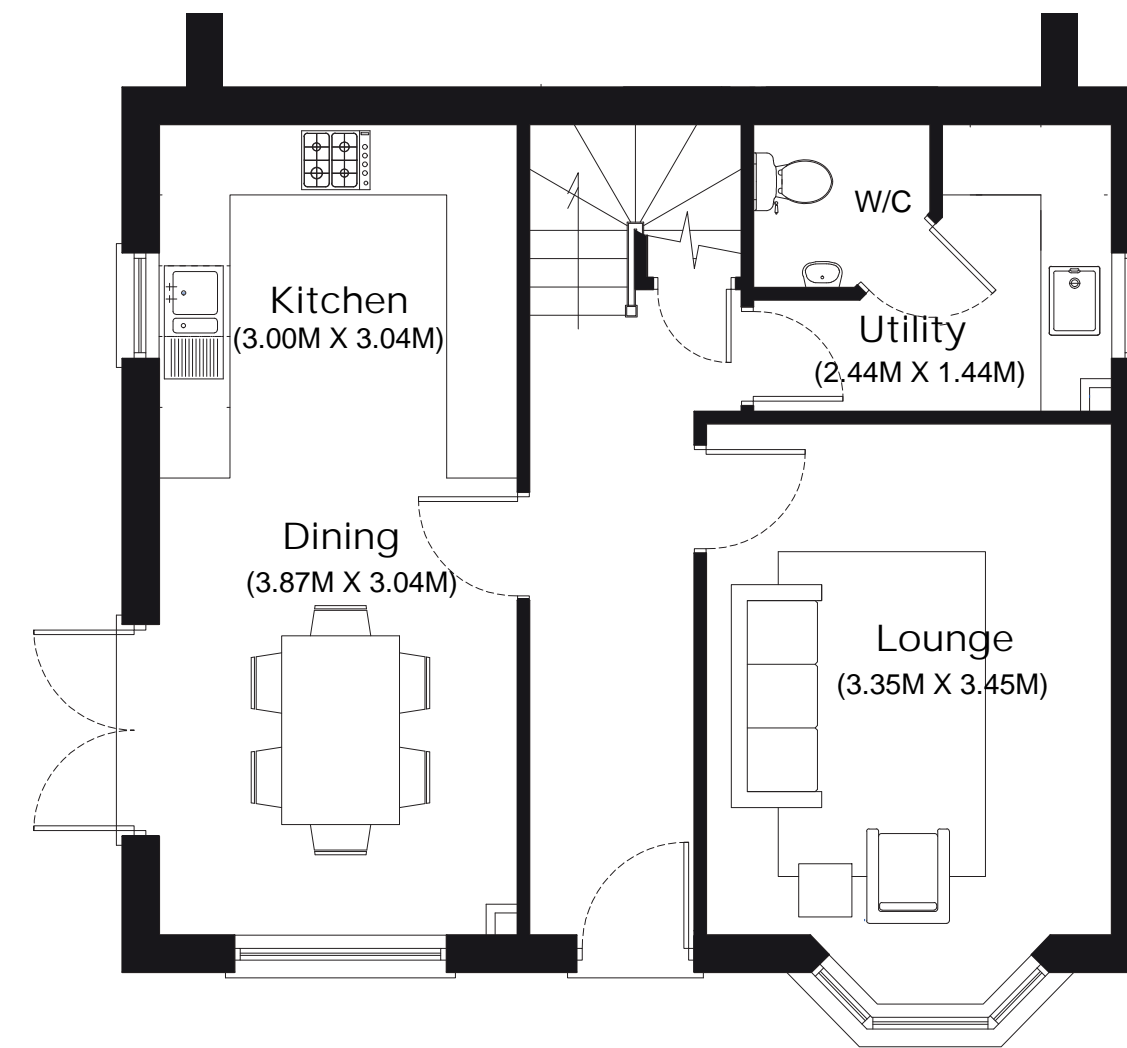
Abereidid

This single, modern home of traditional design offers a blend of practicality and comfort, providing the perfect retreat from the everyday hustle and bustle. Your opportunity to enjoy modern living awaits within the stunning Pembrokeshire National Park in this one-of-a-kind home.

Ground Floor: lounge, kitchen, dining room, wc and utility room.

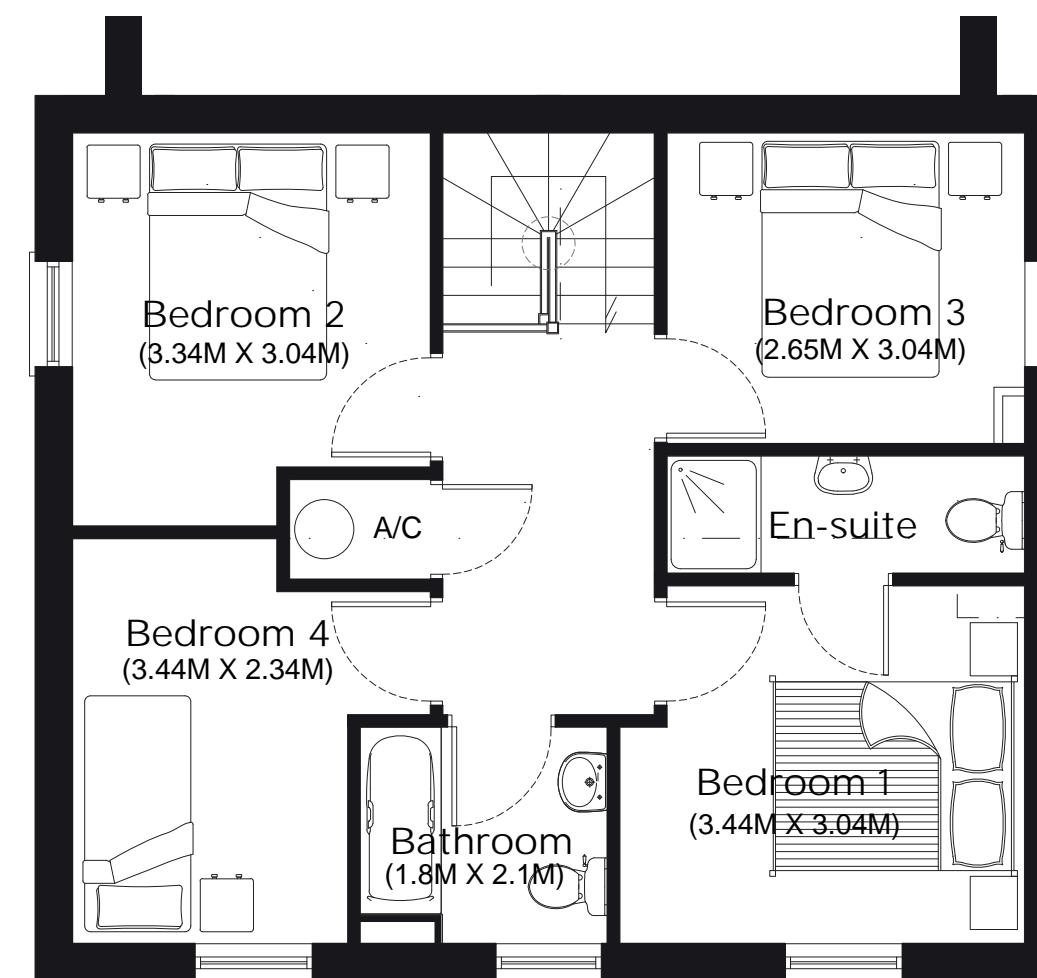
First Floor: 4 bedrooms (1 ensuite) and a family bathroom.

Outdoors: Detached garage with off street parking and an ample rear garden.



GROUND FLOOR

Dining	3.87m X 3.04m	/ 12'8" x 10'
Kitchen	3.00m X 3.04m	/ 9'10" x 10'
Lounge	3.35m X 3.45m	/ 14'3" x 11'4"
Utility	2.44m X 1.44m	/ 8' x 4'8"



FIRST FLOOR

Bedroom 1	3.44m X 3.04m	/ 11'3" x 10'
Bedroom 2	3.34m X 3.04m	/ 10'8" x 10"
Bedroom 3	2.65m X 3.04m	/ 8'8" x 10'
Bedroom 4	3.44m X 2.34m	/ 11'3" x 7'8"
Bathroom	1.80m X 2.10m	/ 5'11" x 6'9"

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4 BEDROOMS - Plot 3 Living area: 112 sq m / 1203 sq ft



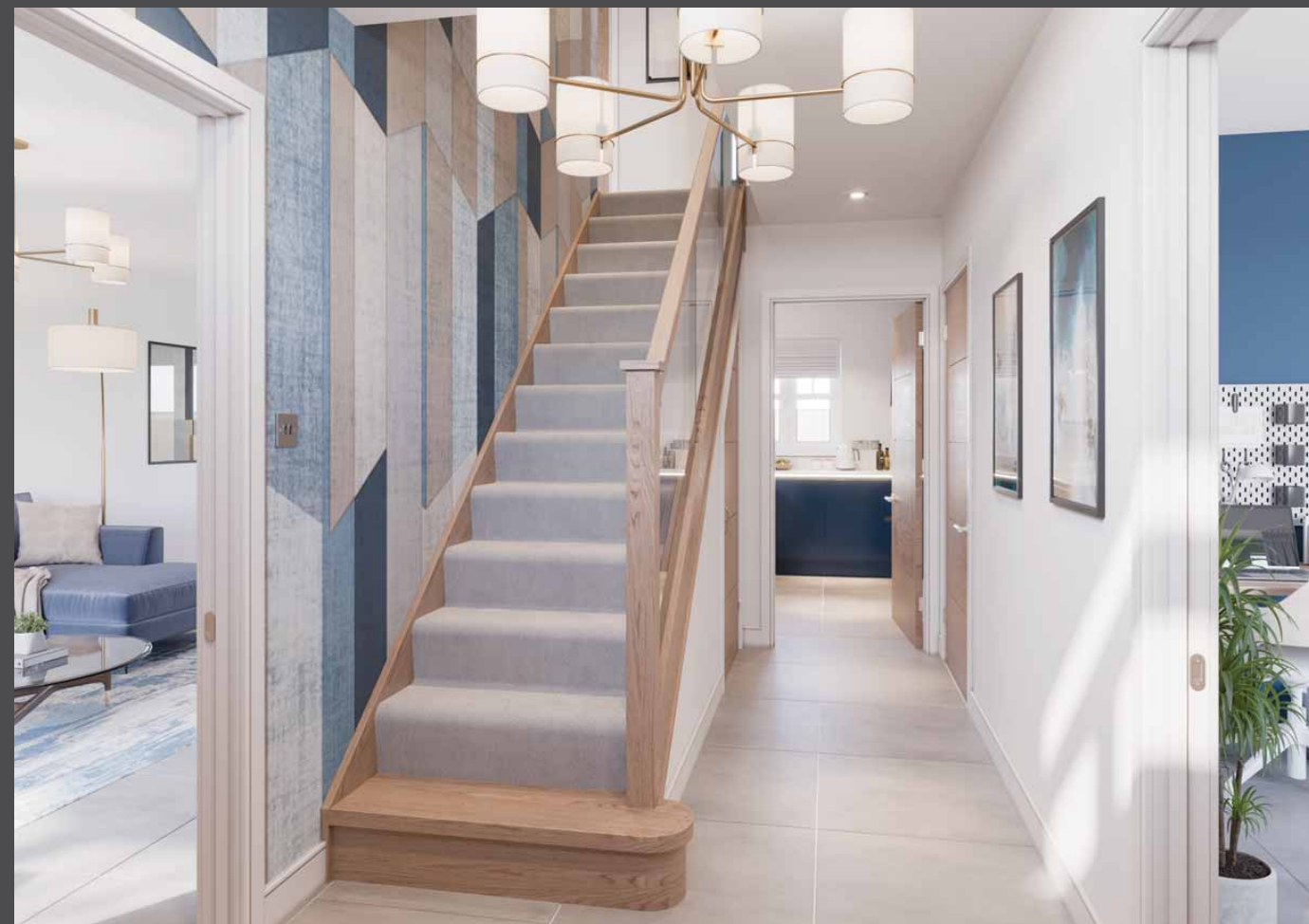
ABEREIDDY

Fine Dining



Life

PROPERTY GROUP



Specifications

All of the new homes benefit from a 10 year structural warranty from AWL Home Proof (<https://awlhomeproof.com>)

Externals

- Natural slate roof covering with integrated solar panels
- A rated uPVC double glazed windows finished in chartwell green
- Composite front door
- Low maintenance uPVC fascias and soffits
- Coloured render to external walls
- Natural sandstone patios
- Laid lawns to front and rear gardens
- Outside tap, power point and lighting
- Provision for future EV charger

Heating system

- Air source heat pumps linked to solar panels to achieve EPC A rating
- Underfloor heating system on ground floor
- Radiators on first floor and towel radiators in bathrooms and en-suites

Kitchens

- Contemporary Sigma 3 fully fitted handleless kitchens
- Integrated eye level ovens
- Integrated dishwasher
- Integrated fridge freezer
- Induction hob with cooker hood over
- 1 ½ bowl undermounted sink
- Utility room with sink and space for appliances

Bathrooms and en-suites

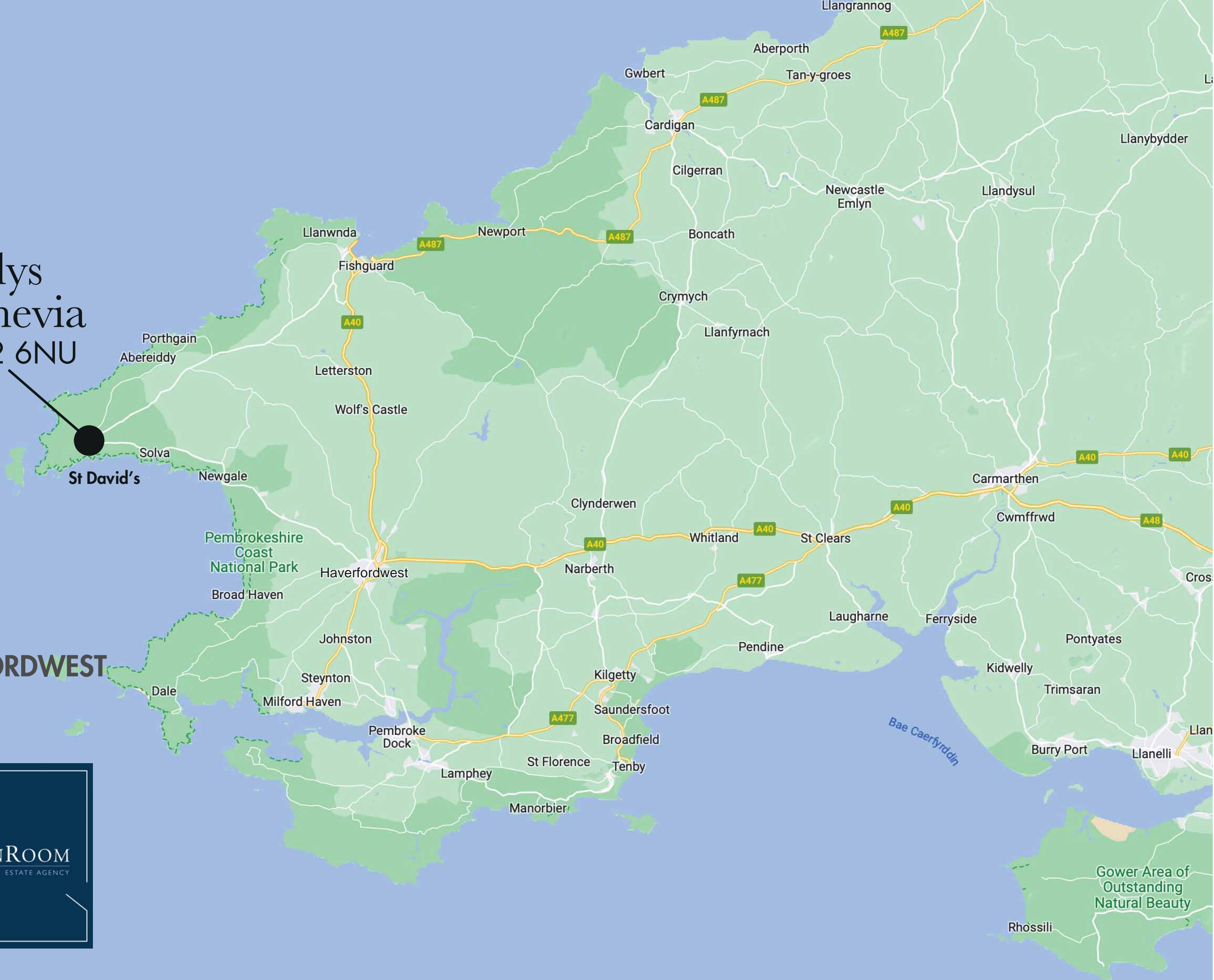
- White sanitary ware
- Basin with vanity unit
- Low level shower tray and contemporary glass shower screens
- Chrome lever action taps
- Porcelanosa tiles

Internals

- Contemporary oak finish internal doors with polished chrome ironmongery
- Contemporary staircase with oak newel posts, handrails and glass infill panels (Druidstone and Porthgain)



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