

SAND BANKS

BROAD HAVEN

Your Favourite Escape...

Built for Life



Waterstone Homes

SAND BANKS

BROAD HAVEN

Offering an unparalleled quality of life, welcome to your very own coastal escape

Carrying a strong association with nature and the surrounding beauty, Sand Banks sits overlooking the stunning Pembrokeshire coast. Offering breathtaking seaside views, it is a location unlike any other. Enjoy quiet walks on the beach, where dogs are welcome all year, and take in the blissful views and fresh air.

Planned for pleasure, convenience and unrestricted relaxation, the carefully considered details of this exclusive

and private location allow you to enjoy the lifestyle you prefer, the lifestyle you have always dreamed of.

Life at Sand Banks exceeds all expectations; it is so much more than just a new home. It is a promise of catching your breath. It is the sense of unplugging from the commitment of everyday life and experiencing freedom, it is a sense of coming back home to your very own safe haven, ready to make beautiful new memories.



Image 1:
Broad Haven beach, Pembrokeshire

Image 2:
St David's Cathedral, St David's

Image 3:
Sailing boats in Solva, Pembrokeshire

Image 4:
Overlooking Broad Haven beach



SAND BANKS

BROAD HAVEN

A GUIDE TO DISTANCES

HAVERFORDWEST

II
6.2 miles

MILFORD HAVEN

III
8.2 miles

SWANSEA

|||||
65 miles

CARDIFF

|||||
103 miles

BRISTOL

|||||
141 miles

BIRMINGHAM

|||||
206 miles

LONDON

|||||
248 miles

SAND BANKS...

FREEDOM...

ENJOYMENT...

RELAXATION...

PEACE

SAND BANKS

BROAD HAVEN

Effortless coastal living is no longer a dream, but your new reality

Sand Banks is at the heart of life by the sea, yet within accessible distance for exploring the beautiful spots West Wales has to offer. With both Haverfordwest and Milford Haven, only a 15 minute drive away, enjoy excellent amenities such as charming independent restaurants, quaint boutiques, and for those who appreciate local architecture, explore majestic Welsh castles and gardens.

If you fancy something a bit more daring, have a go at coasteering in St Brides Bay, enjoy surfing huge waves at Newgale beach, and go fishing along the whole of the Pembrokeshire coastline. You will be spoilt for choice as this little pocket of West Wales really has it all.

For those who simply want to take in the unbeatable views that the area offers, walking is popular along the beautiful cliffs, boasting impressive views of Broad Haven beach. Or, if relaxation is more your style, why not take a visit out of town to Narberth or St Davids, where you can enjoy discovering lots of independent boutique style shops, delis and lovely places to eat.

From its amazing sense of community, to its charming coastline, Sand Banks offers plenty of chances to explore its charismatic presence, and with everything you need right on your doorstep, it is the perfect location for your new and enviable lifestyle.



Image 1:
Enjoy relaxing walks on Broad Haven beach

Image 2:
Explore the quaint shops in St David's

Image 3:
Enjoy local delights such as delis and coffee shops

Image 4
Admire your new lifestyle which is full of serenity and wellness

SAND BANKS...

FREEDOM...

ENJOYMENT...

RELAXATION...

PEACE

SAND BANKS

BROAD HAVEN

Welcome to Pembrokeshire's very own Sand Banks

A development of impressive 4 bedroom family homes in a truly remarkable location, Sand Banks is perfect for anyone who is seeking a tranquil and serene lifestyle by the beach.

Each property offers immense freedom, utilises space and maximises living, allowing you to enjoy your new and

desirable style of living. Clean and simple lines, coupled with modern style and plenty of living space; these homes boast a contemporary design that oozes sophistication. All properties offer great privacy yet accessibility to all your local amenities, with everything you need right on your doorstep.



KEY TO SITE PLAN

The Serenity

Bedrooms: 4
Living Area: 132.51m² / 1426.32ft²
Plots: 1, 2, 3, 4, 5, 6, 7 & 8

The Retreat

Bedrooms: 4
Living Area: 155.02m² / 1668.62ft²
Plots: 15, 16, 17 & 18



SAND BANKS...

FREEDOM...

ENJOYMENT...

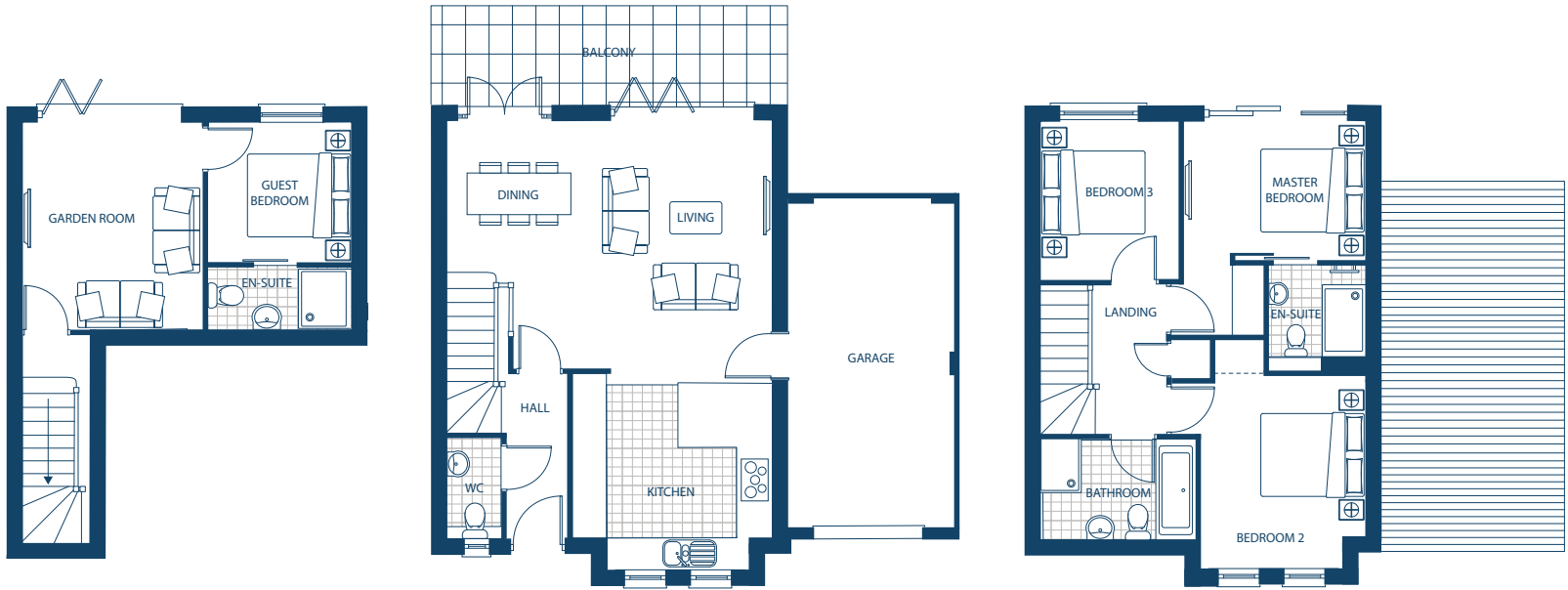
RELAXATION...

PEACE

The Serenity (A)

A haven for contemporary space and design, this home is full of personality and boasts an exceptional level of elegance and precise attention to detail.

With a great emphasis on light and space, this home provides an open-plan and practical layout, perfect for creating a stylish and inviting living space.



LOWER GROUND FLOOR

Metres	Feet	Metres	Feet
Garden Room		En-Suite	
3.84 x 3.45	12'6" x 11'3"	2.66 x 1.10	8'7" x 3'6"
Guest Bedroom			
2.66 x 2.60	8'9" x 8'6"		

GROUND FLOOR

Metres	Feet
Kitchen	
3.72 x 3.69*	12'2" x 12'1"
Living / Dining	
6.23* x 4.78*	20'6" x 15'7"
WC	
1.82 x 1.09	6'0" x 3'6"

FIRST FLOOR

Metres	Feet
Master Bedroom	
3.98* x 3.39*	13'1" x 11'2"
En-Suite	
1.97 x 1.77	6'6" x 5'8"
Bedroom 2	
3.69* x 3.62*	12'1" x 11'9"
Bedroom 3	
2.92 x 2.72	9'7" x 8'9"
Bathroom	
3.07 x 1.84	10'1" x 6'1"

Internal floor plans may be subject to alteration. * Dimensions listed are maximum. Computer generated images are for illustrative purposes only.



THE SERENITY

BEDROOMS: 4

LIVING AREA: 132.51m² / 1426.32ft²

PLOTS: 1, 2, 3, 4, 5, 6, 7 & 8

GARAGE: SINGLE

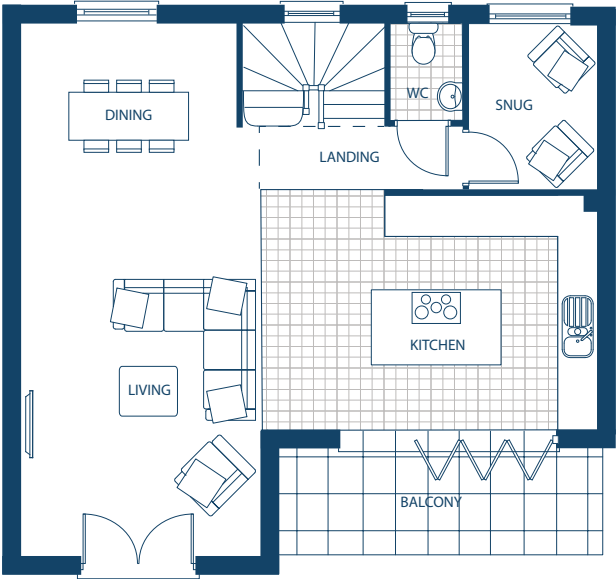
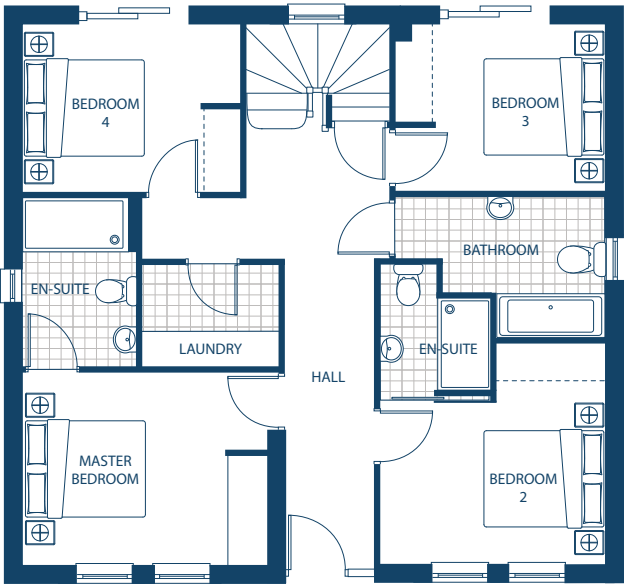


The Retreat (B)

This four bedroom home features an impressive and spacious open-plan layout, perfect for entertaining family and friends.

Designed for contemporary family life, this home offers unbeatable views from the spacious kitchen and living area on the first floor of the house.

An architectural design unlike any other, this home aims to create an unrivalled sense of modern luxury for its residents.



GROUND FLOOR

Metres	Feet
Master Bedroom	
3.85 x 3.08	12'6" x 10'1"
En-Suite	
2.72 x 1.78	8'9" x 5'8"
Bedroom 2	
3.61* x 3.53*	11'10" x 11'7"
En-Suite	
2.00* x 1.74*	6'6" x 5'7"
Bedroom 3	
3.73 x 2.65	11'1" x 8'9"
Bedroom 4	
3.49 x 2.66	11'5" x 8'7"
Bathroom	
3.37* x 2.25*	11'1" x 7'4'
Laundry	
2.23 x 1.64	7'3" x 5'4"

FIRST FLOOR

Metres	Feet
Kitchen	
5.60 x 3.80	18'4" x 12'5"
Living / Dining	
8.72 x 3.85*	28'6" x 12'6"
Snug	
2.71 x 2.08	8'9" x 6'8"
WC	
1.59 x 1.54	5'2" x 5'1"
Landing	
3.62 x 1.04	11'9" x 3'4"

Internal floor plans may be subject to alteration.
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THE RETREAT

BEDROOMS: 4

LIVING AREA: 155.02m² / 1668.62ft²

PLOTS: 15, 16, 17, & 18

GARAGE: SINGLE



1



2



3

SAND BANKS

BROAD HAVEN

Image 1:

First floor family bathroom

Image 2:

Open-plan ground floor kitchen

Image 3:

Lower ground floor garden room

Image 4

First floor master bedroom with en-suite

Image 5:

Ground floor open plan living, dining and kitchen area

Computer generated images are for illustrative purposes only.



4



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Sand Banks' appeal lies in its precise attention to detail and a high-end specification

KITCHEN

■ From the Waterstone Homes range, Sigma 'H Line' kitchen furniture, with 20mm 'Silestone' worktop surfaces and 40mm 'Laminate' worktop to Utility Areas, with stainless steel undermounted sink, fully integrated Range Master appliances including single oven, warming drawer, combination microwave, 50/50 fridge/freezer, dishwasher, Caple wine cooler and either Rangemaster Opal or NEFF ceiling extractor

■ Amtico signature range flooring to kitchen and wet room areas from the Waterstone Homes range, identified in the brochure by the hatched areas

BATHROOMS & EN-SUITES

■ From Waterstone Homes' range, Crosswater contemporary designed bathrooms

■ Polished chrome towel radiators fitted to main bathroom and en-suites

■ Amtico signature range flooring to all wet areas, identified in the brochure by the hatched areas

■ From the Waterstone Homes range, British Ceramic Tile Co Ltd, half height tiling to walls in bathrooms and en-suites

INTERNAL FINISHES

■ Stairs with oak handrails

■ Palermo oak internal doors

■ Wardrobes fitted to master bedroom suite (all other wardrobes can be selected by requesting costs through your Sales Negotiator)

■ Gas point and electric spur in living room

■ Polished stainless steel and chrome ironmongery with chrome light switches and sockets throughout

HEATING, ELECTRICAL & LIGHTING

■ Spotlights to bathrooms, kitchen areas and utility (for lighting layout, please see your Sales Negotiator)

■ Thermally efficient gas central heating with thermostatically controlled radiators

EXTERNALLY

■ Ibstock 'Staffordshire Slate Blue' Wire Cut Smooth Brick

■ Reconstituted stone walling in 'Silver Grey'

■ Landscaping to the front of the property and turfed rear garden with side gate

■ Side access personnel garage doors (to selected plots)

■ Marshalls 'Firedstone' Dusk Paving

■ Cedral Lap Weatherboard (for plot identification, please see your Sales Negotiator)

■ Aluminium windows

■ Composite front door, colour 'slate grey' with chrome ironmongery and multi-locking system

■ Marley Eternit 'Thrutone' slates, colour 'blue/black' with matching ridge tiles

■ Woodgrain black UPVC foil wrapped fascias, barge boards and soffits with black rainwater goods

■ Aluminium Bi-fold & French doors, colour 'slate grey' (Please check with you Sales Negotiator for details)

■ 'Garador' metal garage doors, colour 'slate grey'

HOME ENTERTAINMENT/ COMMUNICATIONS

■ Sky Plus fitted to lounge and master bedroom

■ TV outlet to living room and all bedrooms

■ Telephone points to lounge, kitchen, snug and master bedroom

SECURITY & PEACE OF MIND

■ NHBC 10 year new home warranty

■ Sprinkler system* (new feature)

■ Wiring for alarm

■ Security lighting to front and rear

■ Mains linked smoke and carbon monoxide detectors

*Options are only available at key stages in the build process. Ask your Sales Negotiator for more information on our GEM options

***Sprinkler Systems are mandatory under new regulations introduced in 2018**



A proven track record

Waterstone Homes has established itself as a niche developer offering high quality, attractively designed new homes on small, well located sites.

Over recent years, the company's reputation in the marketplace has been perceived with our high specification, along with the ability of being flexible when purchasing off plan. Recognised by our clients and observed by our competitors, we have also won a number of prestigious quality awards for our bespoke developments.

In establishing our reputation, we aim to achieve a high level of customer satisfaction and pride ourselves on our service.

By paying attention to the smallest details at design stage, we seek to create homes as individual as you are.

Our commitment to you does not end once you have completed your purchase. We provide you with the reassurance of a comprehensive after sales service in addition to the 10 year NHBC new homes warranty. We also offer defects cover for the first two years and enforcement of manufacturers' guarantees.

Waterstone Homes, a family business, is a member of the Jehu Group of Companies. For more than 85 years the Jehu family has built high quality homes across South Wales and the West of England.

Built for Life

Waterstone Homes



SAND BANKS...

QUALITY

STYLISH

CONTEMPORARY

WATERSTONE HOMES...

REPUTABLE

DEPENDABLE

ESTABLISHED

SAND BANKS

BROAD HAVEN



How to find us...

FROM HAVERFORDWEST

Head west from Haverfordwest on the B4327 (Portfield) and then continue onto the B4341 (Haven Road) passing the day nursery on your right hand side. Continue on this road, passing through Portfield Gate and then into Broadway. Bear right on the B4341, past the sign for Broad Haven on your left. Continue onto Millmoor Way and then onto the beach front passing the Londis/Post Office on your left. Continue on Enfield Road and then turn left onto Walton Road where you will shortly arrive at Sand Banks.

Please tap the following postcode into your SatNav: **SA62 3JX**



Waterstone Homes

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