



2 LLWYN ONN

Harverfordwest | Pembrokeshire | SA62 5AY

FINE & COUNTRY

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Prelaunch Opportunity – PassivHaus New Home Development of just 3 Five bedroom Residences

Fine and Country West Wales are delighted to present the Llwyn Onn development to the market. This exclusive site comprises just three superior detached properties, each exemplifying the pinnacle of design and sustainable living constructed to Passivhaus standards. These homes are crafted to be as energy-efficient and economical as possible, offering an living environment with consistently controlled temperatures and continuously filtered air.

Attractively designed and clad in part in Siberian Larch they are designed to complement their landscape and location within the sought after Trefin Conservation area.

The architectural brilliance of these properties is evident in their ultra-quiet living spaces, underscored by triple-glazed windows that ensure tranquillity within. Each home is uniquely designed, varying slightly in style and perspective, and has been favourably reviewed by the Design Commission for Wales. This endorsement highlights the flexible, stylish modern accommodations that set these properties apart.

At the heart of each home, an attractive open-plan living area seamlessly connects to a south-facing terrace, boasting expansive countryside views. The integration of living spaces continues with a light-bathed dining area featuring full-height windows and a chic, modern kitchen with dual-aspect views. The upper levels of the homes are just as impressive, featuring a luxurious master bedroom with an ensuite and spectacular views, alongside two additional bedrooms and a modern family bathroom.





The lower ground floor offers versatile living options, annexe opportunities, and potentially accommodating two more bedrooms, or serving as a gym, studio, or office space. This level also houses the essential utility and plant rooms, adding functional space to the elegant design.

Externally, the properties feature beautifully landscaped gardens and ample parking for up to three vehicles. With stunning countryside vistas and a mere stone's throw from the idyllic beaches of Trefin, these homes offer a rare opportunity to own a new property within the Pembrokeshire National Park. Additionally, the development boasts easy access to larger nearby towns, enhancing connectivity and convenience. Each residence captures the essence of sophisticated,eco-conscious living in one of North Pembrokeshire's most coveted locales, exclusively available through Fine and Country West Wales.



Property and Real Estate

Real estate in Trefin varies from traditional Welsh cottages to newer constructions, each offering different perspectives of the village's natural surroundings. Properties in Trefin are sought after for their unique blend of rural charm and scenic views.

Summary

Trefin offers a serene and picturesque setting ideal for those looking to experience a quiet coastal lifestyle. Its beach and local amenities provide a unique and sought after living environment, while its location within the national park makes it a desirable destination for those interested in outdoor activities and natural beauty.

A Guide to Passivhaus Principles and the Growing Movement

Core Principles of Passivhaus - Superior Insulation

Passivhaus buildings are equipped with highly insulated walls, roofs, and floors, significantly reducing heat loss. This includes high-performance, typically triple-glazed windows to minimise thermal bridging.

Air Tightness

A key feature of Passivhaus buildings is their air-tight construction which prevents unplanned airflow through gaps and cracks. This is usually quantified using a blower door test, with the building needing to meet stringent air-tightness criteria to achieve certification.

Ventilation with Heat Recovery

To maintain air quality without losing heat, Passivhaus designs use mechanical ventilation systems with heat recovery (MVHR). These systems ensure a constant supply of fresh, filtered air, reclaiming over 80% of the heat from the exhaust air and transferring it to the incoming air.





Thermal Bridge-Free Construction

Passivhaus designs aim to eliminate thermal bridges, which occur when materials that are poor insulators come into contact, allowing heat to escape along the path of least resistance.

Optimised Solar Gains

The design of a Passivhaus optimises the use of solar energy for heating purposes. Windows are strategically placed to maximise solar gain in the winter and minimise overheating during the summer through shading or window orientation.

The Growing Movement

The adoption of Passivhaus principles is increasingly viewed as a robust response to climate change, offering a way to significantly cut down on greenhouse gas emissions from buildings. In the UK, there is growing interest among both private homeowners and local authorities, especially given the stringent targets for carbon reduction and the rising costs of energy.

Benefits

Energy Efficiency: Passivhaus buildings typically consume up to 90% less heating energy than conventional buildings and up to 75% less energy overall.

Comfort: The high level of insulation and the continuous supply of fresh air enhance comfort, maintaining a consistent indoor temperature and reducing drafts.

Health Benefits: The ventilation systems reduce the risk of mould and ensure a supply of fresh air, which is beneficial for respiratory health. **Economic Savings:** Although the upfront cost can be higher, the long-term savings on energy bills provide an economic advantage over the life of the building.



Challenges

Initial Costs: The higher initial investment for materials and systems that meet Passivhaus standards can be a barrier.

Design and Planning: Achieving the stringent Passivhaus standards requires meticulous design and construction, which can be more complex than conventional practices.

Benefits of Passivhaus Principles

Investment Value

While the initial costs of materials and systems that meet Passivhaus standards can be higher, these are an investment in future savings. Owners benefit from substantially reduced energy bills and increased property values due to the high standards of construction and sustainability features.

Advanced Design and Construction

The meticulous design and construction required to achieve stringent Passivhaus standards ensure superior quality and durability. This rigorous process not only enhances the structural integrity of the building but also improves its overall performance, making it a model for future building practices.

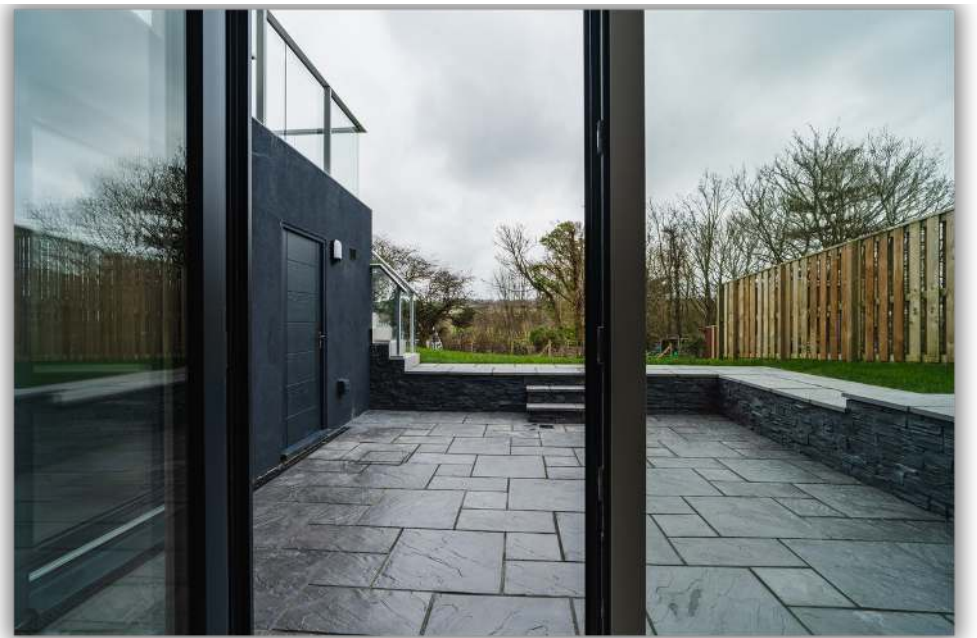
Promoting Sustainable Living

As the Passivhaus movement gains momentum and more success stories emerge, it is increasingly recognized as a critical element in the global drive towards sustainable living. Adopting Passivhaus principles is more than a choice for energy efficiency; it is a commitment to environmental stewardship and reaping long-term economic benefits, aligning with a broader vision for a sustainable future.



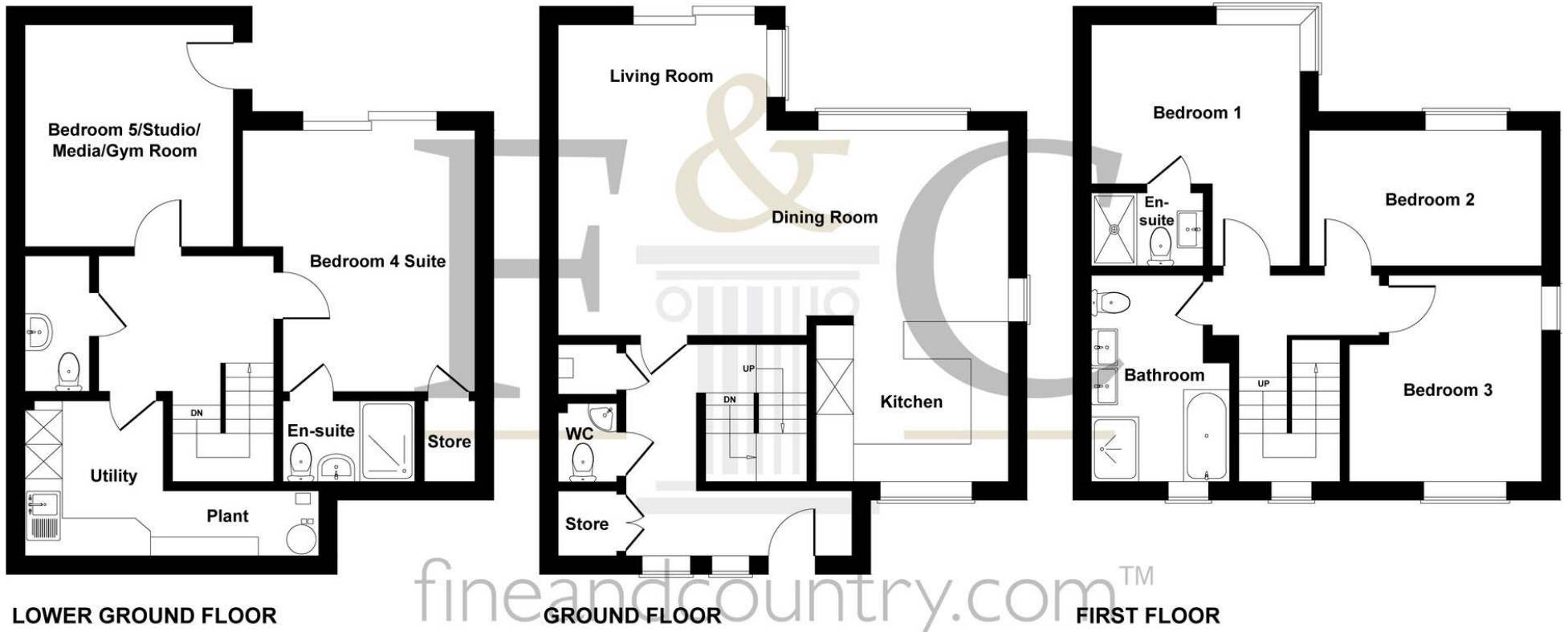












SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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We specialise in offering the finest countryside, luxury, and special properties in Ceredigion, Pembrokeshire and all across West Wales. Our coverage includes Aberystwyth, Tregaron, Lampeter, Aberaeron, Newquay, Cardigan Bay and all the surrounding villages and area.

Our team possesses extensive regional knowledge, providing exceptional service for buying or selling properties. With a deep understanding of local markets, we offer accurate and current advice on trends and opportunities in the West Wales property market.

Renowned for its tranquil, rural, and unspoiled beauty, the region offers a peaceful escape with low crime rates, deserted beaches, and strong family values. We offer a range of country houses, old farmhouses, large character homes, and cottages to suit various tastes and budgets.

At Fine & Country West Wales, we pride ourselves on our expertise in the luxury property market across Ceredigion. Our aim is to deliver the best results for both buyers and sellers.

If you are selling your home, we provide tailored strategies and free marketing advice to help you achieve the best price. We also offer a Re-Launch Strategy for properties that have been off or on the market for an extended period, all in complete confidence. We are passionate about helping you find your dream home or secure the best price for your property.

Contact us today - we look forward to hearing from you. For any queries, contact the office at 01974 299055 or westwales@fineandcountry.com

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