



Ger Y Mor
Sandy Hill Road | Saundersfoot | SA69 9PL

THE KIELDER

GER Y MOR



Welcome to Ger Y Mor, an exceptional new-build development nestled within the ever-popular seaside village of Saundersfoot. This thoughtfully designed collection of around 72 homes offers a range of beautifully crafted two, three and four-bedroom properties, all finished to an impressive standard with a choice of specifications, layouts, and optional upgrades to suit a variety of lifestyles, needs, and budgets. Whether you are searching for a contemporary family residence, a coastal retreat, or a long-term investment in one of Pembrokeshire's most desirable locations, Ger Y Mor presents an exciting opportunity to secure a home within a welcoming and well-planned community. While this listing highlights the show home in detail, buyers can take confidence in knowing that a selection of house types, finishes, and bespoke additions are available across the site to create a home tailored to individual requirements.

The Kielder

The featured show home, The Kielder, is a superb four-bedroom detached family home designed with modern coastal living in mind. Warm, welcoming, and beautifully presented throughout, this impressive home showcases the quality, flexibility, and lifestyle available at Ger Y Môr. Perfectly positioned just a 15-minute walk or a two-minute drive from the golden sands of Saundersfoot Beach, it offers the ideal balance of peaceful residential living with effortless access to the vibrant seaside atmosphere. As a showcase property, The Kielder demonstrates the high standards and optional enhancements available throughout the wider development, whilst reminding prospective purchasers that sizes, layouts, and specifications can be adapted to suit varying preferences and budgets.

Let us look at The Kielder home in more detail...

Approach

After journeying towards the stunning Pembrokeshire coastline, you will arrive at Ger Y Môr, where an attractive and aesthetically pleasing entrance immediately sets the tone for this carefully considered development. Designed with both comfort and sustainability in mind, these homes benefit from modern energy-efficient features including solar panels, sprinkler systems, and thermostats throughout.





Step inside...

Entrance/Hallway

You are welcomed into an inviting and spacious entrance hallway, beautifully laid with stylish LVT herringbone flooring that immediately creates a sense of warmth and quality. Acting as the central hub of the home, this impressive space provides access to the versatile sitting room, the lounge, the open-plan kitchen/dining/breakfast room, a convenient downstairs WC, and the stairway rising to the first floor.

Downstairs WC

The downstairs WC is tastefully furnished with a WC, wash basin, tiled walls, LVT herringbone vinyl flooring, heated towel rail and extractor fan.

Lounge

The lounge is bright, and wonderfully inviting, with a generous window to the front overlooking the garden and surrounding greenery. This is a lovely cosy family space, perfectly suited for relaxing after long days or enjoying quality time socialising with loved ones. Offering carpeted flooring and panel-style walls.



Open-Plan Kitchen/Dining/Breakfast Room

At the heart of the home lies the impressive open-plan kitchen/dining/breakfast room, a beautifully designed space tailored for everyday living. Laid throughout with LVT herringbone vinyl flooring and lit by spot lighting, the room is flooded with natural light from two rear-facing windows, while double patio doors open onto the garden. The kitchen area in this show home showcases a range of premium upgrades and high-specification finishes, including an extensive selection of wall and base units topped with quartz worktops. Integrated appliances comprise a stainless steel one-and-a-half sink, AEG dishwasher, four-ring induction hob, elevated extractor fan, oven/grill, and tall fridge freezer. There is ample space for a generous dining set positioned to enjoy views over the garden, while the breakfast bar comfortably accommodates two stools. As with all homes at Ger Y Mor, specifications and optional enhancements can vary to suit individual preferences and budgets.



Utility Room

Situated just off the kitchen area is a practical utility room, offering excellent functionality for day-to-day living. This useful space provides room for three under-counter appliances beneath a quartz worktop, alongside a built-in washer dryer and a discreet cupboard housing the boiler. Finished with LVT herringbone vinyl flooring, the utility room also offers direct access to the side of the home.

Sitting Room/Versatile Space

The sitting room is a versatile space, benefitting from dual aspect windows. Finished with LVT herringbone flooring, this adaptable room could serve as a playroom, home study, reading nook, or any purpose that best suits your lifestyle needs.





Landing

Ascending the carpeted stairway, you arrive at the spacious first-floor landing, also laid with carpeting. This area provides access to four bedrooms, a study, the family bathroom, and two large storage cupboards.

Principal Bedroom with En-Suite

The principal bedroom is a generously sized situated to the front of the home. A large window allows for plenty of natural light while offering distant countryside outlooks. This room feature carpeted flooring, decorative panel-style feature wall, and built-in wardrobes with fitted hanging rails and shelving provide excellent storage. While the private en-suite is finished to a high standard offering a WC, wash basin, double shower, heated towel rail, tiled walls, LVT herringbone vinyl flooring, spot lighting, extractor fan, and a frosted front-facing window.

Bedroom Two

Bedroom two is situated to the front of the home and enjoys a pleasant outlook towards the rural countryside in the distance. Offering carpeted flooring and a built-in storage cupboard complete with hanging rail and shelf.

Bedroom Three

Bedroom three is positioned to the rear of the home, overlooking the garden through its rear-facing window. Finished with carpeting, this room benefits from the additional upgrade of a double sliding door wardrobe fitted with hanging rails and shelving, showcasing the optional extras available.

Bedroom Four

Bedroom four is also located to the rear of the home and enjoys views over the garden. Offering carpeted flooring and natural light, ideal as a bedroom, nursery, or guest room depending on your needs.

The Study

The study provides another useful and flexible space within the home. Overlooking the rear garden through its window and finished with carpeting, it would make an excellent home office, cot room, hobby space, or whatever best complements your lifestyle.

The Family Bathroom

The family bathroom is a modern and stylishly finished suite, furnished with a WC, wash basin, fitted bath with double shower, heated towel rail, spotlighting, extractor fan, LVT herringbone flooring, tiled walls, and a frosted side-facing window.





Step outside...

To the rear of the property, you will find a laid-to-level lawn complemented by a paved patio and pathway that guides you around the garden and towards the front of the home. This outdoor area offers a wonderful blank canvas, providing plenty of space for outdoor furniture and landscaping to suit your own vision.

Local Area

Saundersfoot offers the very best of coastal Pembrokeshire living. This thriving seaside village is renowned for its picturesque harbour, golden sandy beaches, independent shops, welcoming cafés, and strong sense of community. Residents enjoy scenic walking routes, family-friendly attractions, and convenient access to surrounding towns, all of which contribute to the area's enduring popularity. Combining natural beauty with everyday convenience, Saundersfoot remains one of Pembrokeshire's most desirable places to call home.

Saundersfoot and the wider Pembrokeshire region provide an exceptional lifestyle suited to a range of buyers, from families to retirees and holiday home seekers alike. The area benefits from well-regarded schools, nearby healthcare facilities, and excellent local amenities including restaurants, boutiques, and leisure facilities. Outdoor enthusiasts are spoilt for choice with the breathtaking Pembrokeshire Coast Path, beautiful woodland walks, water sports, and nearby beaches all within easy reach. Popular attractions including Folly Farm Adventure Park and Zoo, Tenby Harbour, and the surrounding historic coastal towns further enhance the area's appeal, while transport connections offer convenient access across Pembrokeshire and beyond. Together, the combination of coastal charm, community atmosphere, and lifestyle opportunities makes this a truly wonderful place to live.





Ger Y Mor

Our homes

2 bedroom

12345 The Alnmouth

3 bedroom

12345 The Danbury

12345 The Deepdale

12345 The Galloway

12345 The Kingley

12345 The Charndale

12345 The Sherwood

12345 The Barndale

4 bedroom

12345 The Rivington

12345 The Lambridge

12345 The Kielder

12345 Affordable Housing

As agreed through Section 106

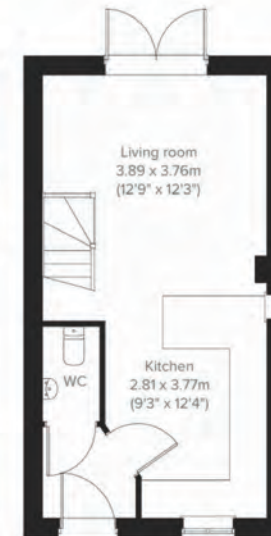


This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.

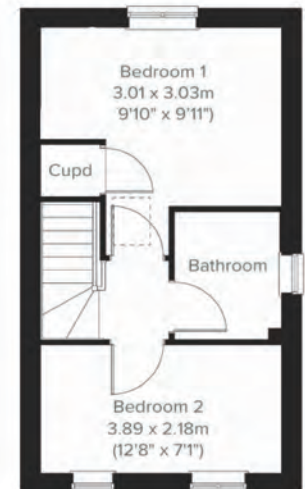
The Alnmouth

2 Bedroom Home

Perfectly-proportioned, the Alnmouth has a stylish open plan kitchen/dining/living room with French doors leading into the garden. It also features flexible first floor rooms, a good-sized family bathroom and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



GROUND FLOOR

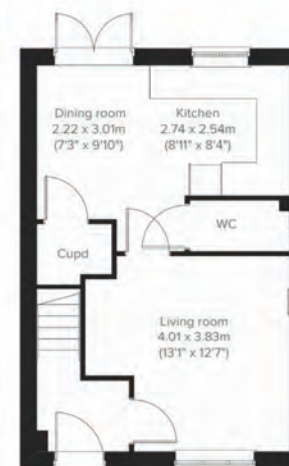


1ST FLOOR

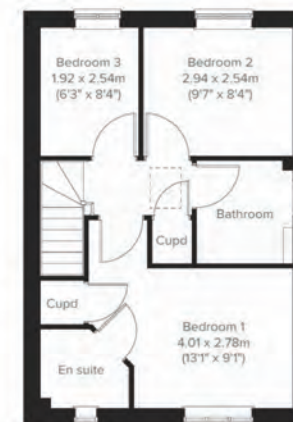
The Danbury

3 Bedroom Home

Perfect for the way we live today, the three-bedroom Danbury has a modern open plan kitchen/dining room with French door leading into the garden and a spacious front-aspect living room that's ideal for entertaining. Upstairs there are three bedrooms - bedroom one has an en suite - and a family-sized bathroom. Appealing to families, first-time buyers and young professionals.



GROUND FLOOR

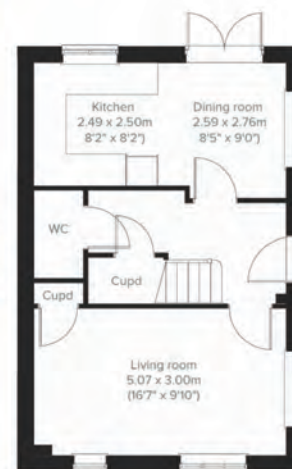


1ST FLOOR

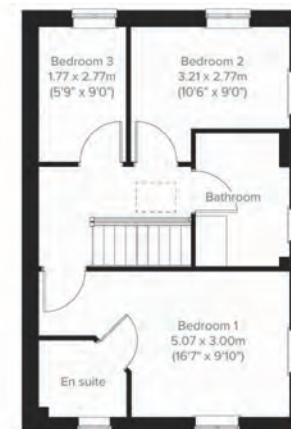
The Deepdale

3 Bedroom Home

A superb family home, the Deepdale features a stunning open plan kitchen/dining room with French doors leading into the garden and an equally impressive living room. A downstairs WC and storage cupboards ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with an en suite, a family-sized bathroom, study and handy storage cupboard.



GROUND FLOOR

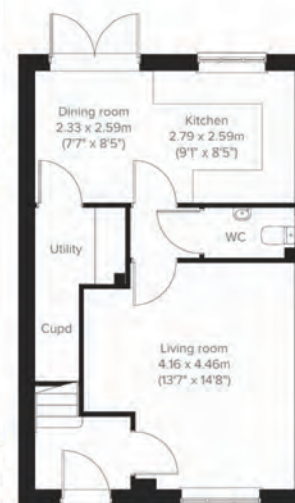


1ST FLOOR

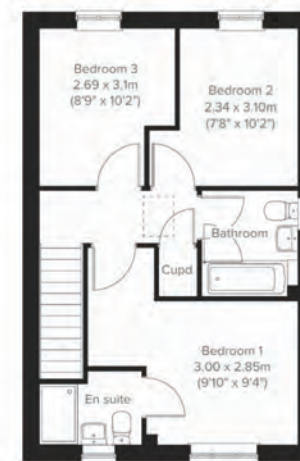
The Galloway

3 Bedroom Home

The popular Galloway is a three-bedroom family home with bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, two handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



GROUND FLOOR

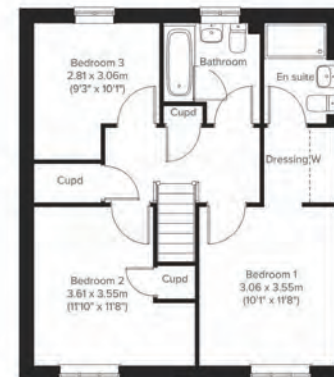


1ST FLOOR

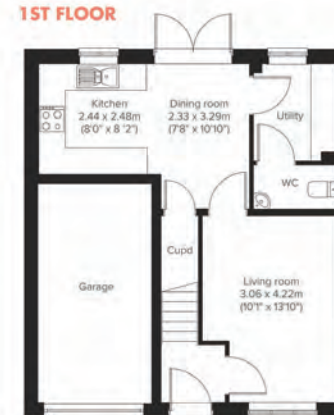
The Kingley

3 Bedroom Home

An attractive three-bedroom family home, the Kingley is ideal for modern living. The bright open plan kitchen/dining room has French doors leading into the garden - perfect for entertaining and family meals. The downstairs WC and four storage cupboards take care of everyday storage. Plus there's an en suite and dressing room to bedroom one, modern family bathroom and integral garage.



1ST FLOOR

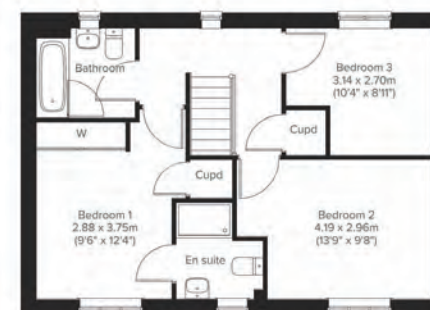


GROUND FLOOR

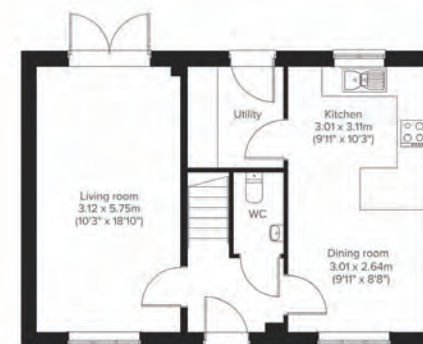
The Charndale

3 Bedroom Home

The Charndale is a popular three-bedroom family home with much to offer, it has a bright and modern open plan kitchen/dining room leading to a handy utility room. The spacious living room has French doors leading into the garden. Upstairs there are three good-sized bedrooms, bedroom one benefiting from an en suite, plenty of storage and a modern family bathroom.



1ST FLOOR

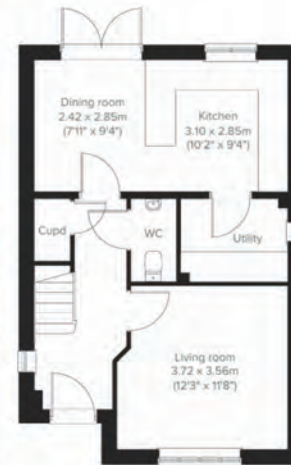


GROUND FLOOR

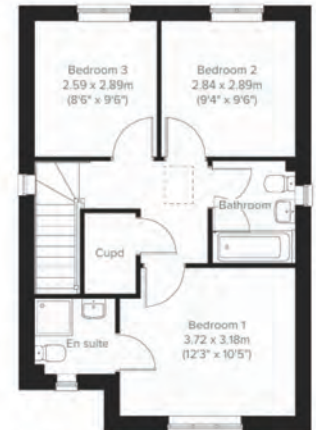
The Sherwood

3 Bedroom Home

The Sherwood is a modern home ideal for family life. This three-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, one with an en suite, and the main family bathroom.



GROUND FLOOR

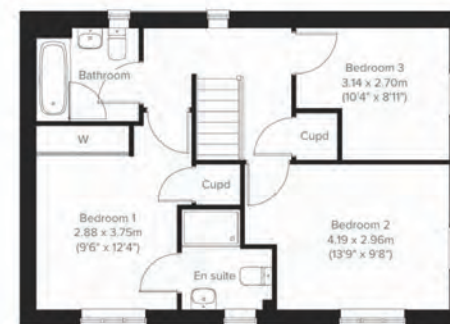


1ST FLOOR

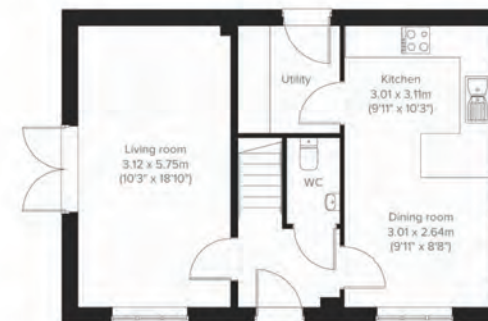
The Barndale

3 Bedroom Home

A thoughtfully-designed three-bedroom family home with much to offer, the Barndale has a bright and modern open plan kitchen/dining room leading to a handy utility room. The spacious living room has French doors leading into the garden. The inner hallway, downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one and a family bathroom.



1ST FLOOR

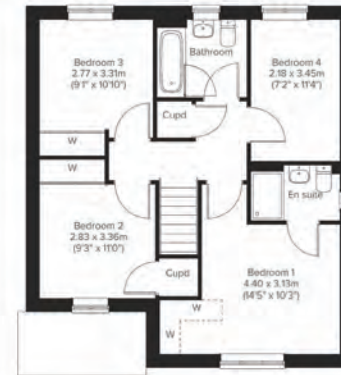


GROUND FLOOR

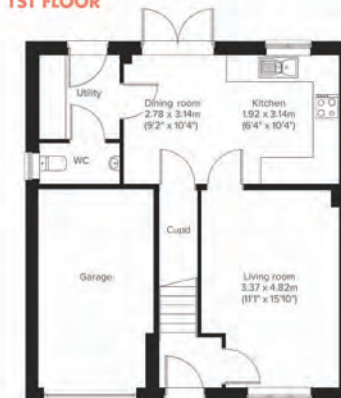
The Rivington

4 Bedroom Home

An attractive family home, the Rivington is designed for modern living. It's a four-bedroom detached home with an integral garage, a front-aspect living room and a spacious open plan kitchen/dining room with French doors leading out into the garden - ideal for family life and entertaining friends. Bedroom one has an en suite with the roomy landing leading on to three further bedrooms, storage cupboards and the main family bathroom.



1ST FLOOR

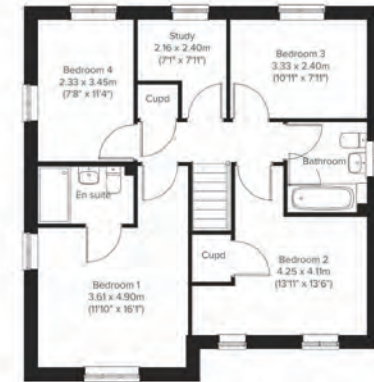


GROUND FLOOR

The Lambridge

4 Bedroom Home

The Lambridge is a four-bedroom family home. The spacious kitchen/family/dining room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room with a bay window, a downstairs WC and handy utility. Upstairs you'll find four bedrooms - bedroom one benefiting from an en suite - plus a convenient study, modern-fitted family bathroom and two storage cupboards.



1ST FLOOR



GROUND FLOOR

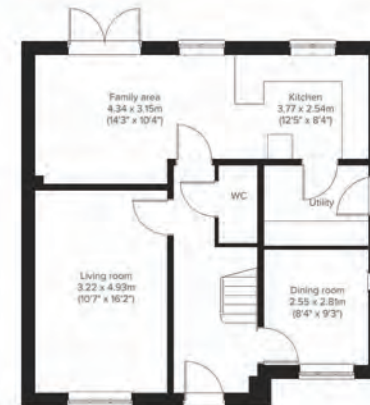
The Kielder

4 Bedroom Home

The Kielder is a superb detached home with a good-sized living room, and a bright open plan kitchen/ dining room with double doors leading onto the garden - perfect for family life and entertaining. It's practical too, with a utility, downstairs WC and two storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms, a study and the main family bathroom.



1ST FLOOR



GROUND FLOOR

FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country Swansea
77 Newton Road, Mumbles, Swansea, West Glamorgan, South Wales, SA3 4BN
01792 367301 | swansea@fineandcountry.com

