

## 2018: RECORD YEAR FOR KD GROUP



**make a booking**

Our holiday properties can be rented through: [puffincottageholidays.co.uk](http://puffincottageholidays.co.uk)

2018 proved to be a record year for the KD Group with all companies performing ahead of budget.

We can only assume that the uncertainty over Brexit is increasing the demand for Staycations and also the stunning weather we enjoyed in West Wales last summer.



There are big developments taking place in Saundersfoot at the moment:

- New Marine Centre of Excellence
- National Events Deck
- Coastal Schooner Centre
- New Ocean Square Heritage and Arts Centre

For more information on all of the above, please visit [www.saundersfootharbour.co.uk](http://www.saundersfootharbour.co.uk)

Add all this to the award winning beaches, top class hotels, pubs, restaurants and Saundersfoot really is the place to be.

For further information on our holiday properties look at our new website [www.kdholidayproperties.co.uk](http://www.kdholidayproperties.co.uk), or visit [www.puffincottageholidays.co.uk](http://www.puffincottageholidays.co.uk)



KD Designs also experienced a record year with a diverse range of projects being completed. Karen and her team saw an unprecedented increase in the refurbishment of holiday let properties and guest houses.

Also a big increase in residential home refurbishments with people opting to improve their existing homes rather than move

For further information on interior design and property refurbishment take a look at our new website [www.karendaviesinteriors.com](http://www.karendaviesinteriors.com)



Contact Karen Davies now on:

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Email: [kd@karendaviesinteriors.com](mailto:kd@karendaviesinteriors.com)  
[www.karendaviesinteriors.com](http://www.karendaviesinteriors.com)

### DELIVERING A COMPREHENSIVE INTERIOR DESIGN SERVICE



# Lindholme Guesthouse Tenby

A TOP NOTCH  
B&B IN  
BEAUTIFUL  
PEMBROKESHIRE



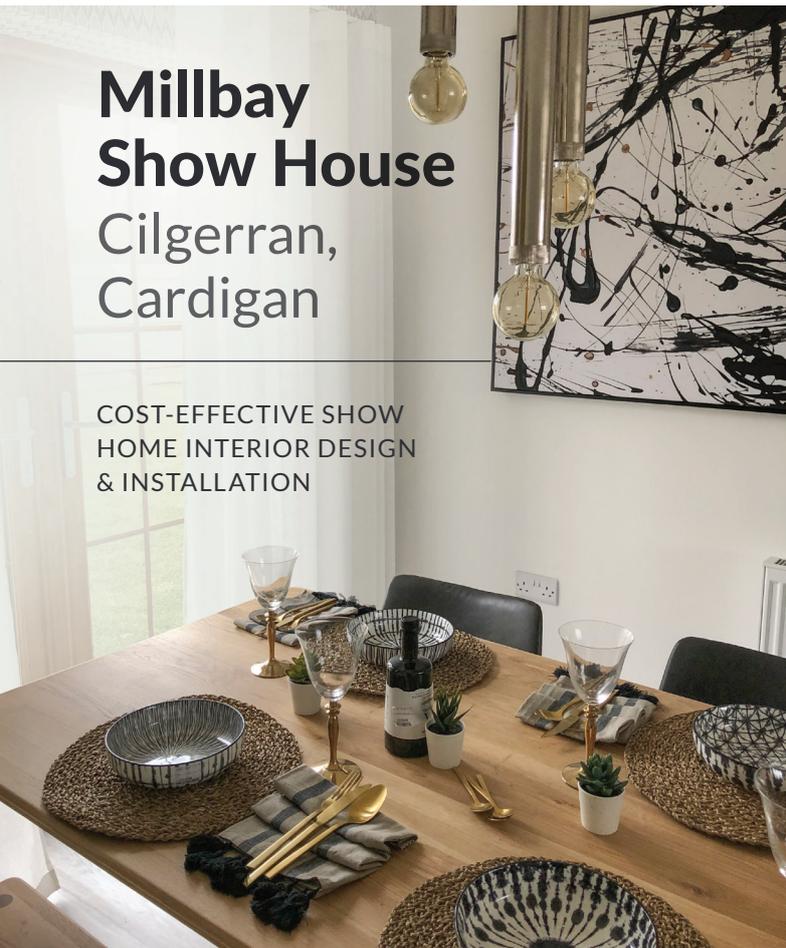
Owner Chris and Rachel Thompson are really trying hard to establish Lindholme as a top notch B&B. Previously they both worked as store managers for Sainsbury's in Cardiff and decided to give up the rat race to live and work in the beautiful seaside town of Tenby in Pembrokeshire.

After completing the refurbishment of the dining room a year ago, the KD Team were invited back to start the refurbishment of the bedroom/en-suites. After the designs were signed off by Chris and Rachel we set about the easy bit 'stripping out' and as we suspected with an old Victorian building there were a few hidden issues. Not deterred, our professional team quickly addressed the problems and continued with the refurbishment.

Space is limited in some bedrooms so we crafted some nifty designs. We commissioned I Build Ltd of St Clears a bespoke kitchen/bedroom manufacturer to build a multi-use station to house everything guests would need for a few nights stay.

# Millbay Show House Cilgerran, Cardigan

COST-EFFECTIVE SHOW  
HOME INTERIOR DESIGN  
& INSTALLATION



millbay  
homes



Millbay homes have invited us to style and furnish their fifth show home – a modest three bedroom detached house near Cardigan.

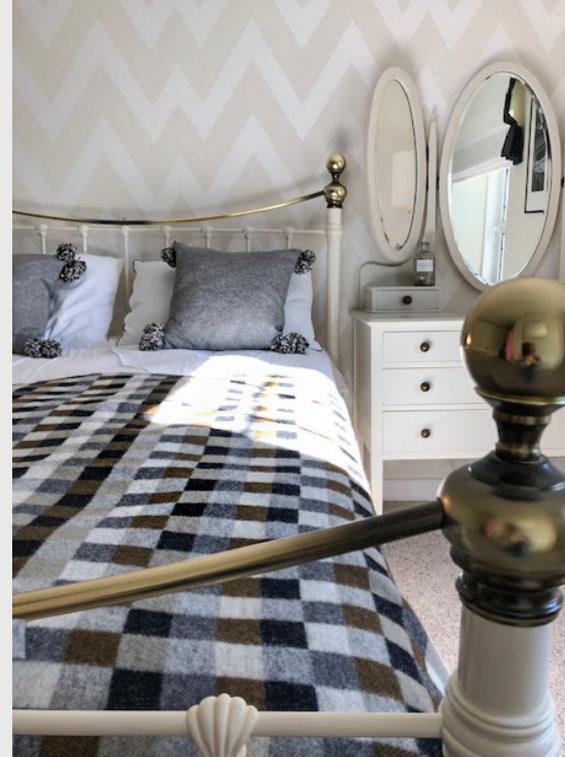
*We do things differently. Each scheme is fully bespoke to the individual project we are working on, never repeating the designs twice.*

We have been designing and installing cost-effective show home interiors for Wales-based developers for 20 years. We build long term relationships with our developers who stay with us year after year.



## Hopshill Farm Saundersfoot

EXTENSIVE FARMHOUSE  
REFURBISHMENT IN  
THE WEST WALES  
COUNTRYSIDE



During June 2018 an extensive programme of refurbishment began redesigning a beautiful farmhouse in the countryside of West Wales owned by Angela and Andrew Merriman.

We created each room to reflect the Farm's quirky design features, wonky doors, architraves and sloping floors were all parts of Hopshills charm.

Gradually each room was transformed, trying not to disturb our clients as they continued to live in the property.

The conservatory also got a makeover with a new slate roof, wood burning stove and re-upholstered Furniture.



## Bwlch y Gwynt Machynys, Llanelli



*"It's now a home,  
not a house"*



A lovely couple with three young children bought this spacious three story property on a development five years previously and due to their busy lifestyle hadn't had the time to put their stamp on it.

We were given four weeks to transform the entire house. We supplied and installed new flooring throughout and every room was given a lick of paint with the odd feature wall of wallpaper. New light fixtures and furniture were installed.

The KD team, as usual, came in on schedule and budget. The clients were thrilled with their new home and in their own words *"it's now a home, not a house"*.

If your home is due for a design update but you have a limited budget and even less time, you're in the right place. We would love to hear from you...



## Flat 3, London Road Reading, Berkshire

LISTED UNIVERSITY  
BUILDING  
CONVERSIONS  
NEAR READING  
CENTRAL STATION

KDDevelopments have just  
invested in a new property  
at Reading, Berkshire,  
to add to their residential  
property portfolio.

The developer Thomas Homes has just converted some Grade II listed University buildings into 45 luxury apartments. The apartment is a five minute walk from Reading Central train station and with the opening of the new Cross Rail line in the autumn of this year, commuters will have a 30 minute direct link to the centre of London and Canary Warf. We anticipate this will allow people who can't afford London property prices to still have quick access to the city.



## Styled Patio Area at Highwood House, Saundersfoot



THE  
PERFECT  
OUTDOOR  
AREA

KD Holiday Properties  
have also been busy over  
the winter months, having  
restyled the upper patio  
area at Highwood House.

Overhanging trees have been cut to lighten up the area and a once unattractive wall has been clad in wooden slats. The borders have been cleared and new olive trees planted, surrounded by slate chippings. This is now the perfect area to sit out and sunbathe, barbeque or have a sunbather looking over the surrounding village.



make a  
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total property solutions

5 ★ HOLIDAY LETS IN  
BEAUTIFUL PEMBROKESHIRE

For more detailed information about  
our cottages, please visit our website at:  
[www.kdholidayproperties.co.uk](http://www.kdholidayproperties.co.uk)



AMBER COTTAGE

BEDROOMS:  
4

SLEEPS:  
8



OAK TREE LODGE

BEDROOMS:  
4

SLEEPS:  
8



THE HAWTHORNES

BEDROOMS:  
5

SLEEPS:  
10



HIGHWOOD HOUSE

BEDROOMS:  
4

SLEEPS:  
8