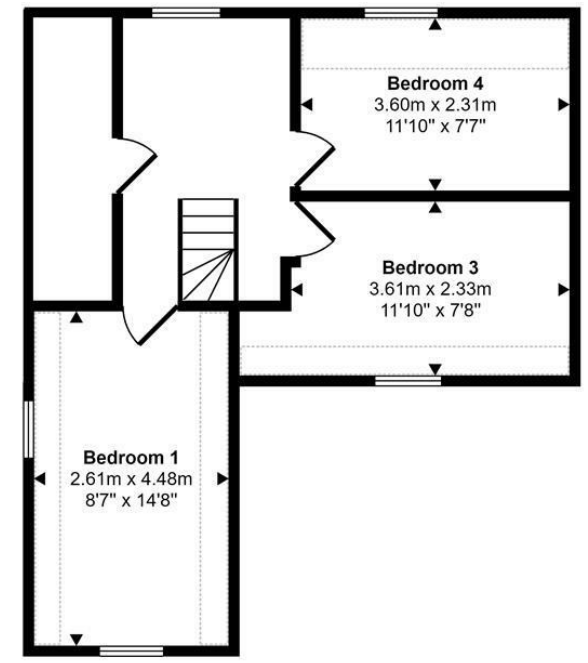
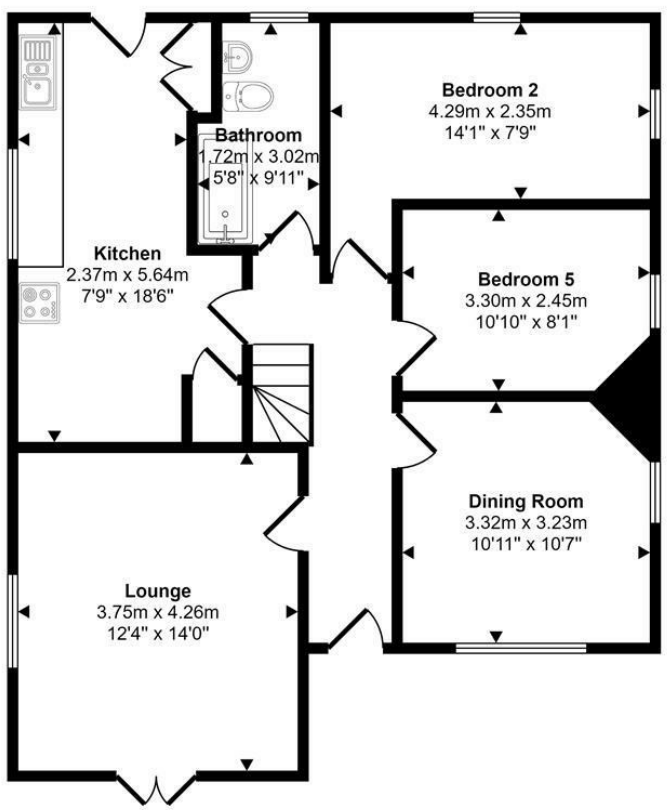


Denotes head height below 1.5m



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold.
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band E

This property is served by a private drainage system.
We would respectfully ask you to call our office before you view this property internally or externally

LG/ESL/08/22/OK/LG
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

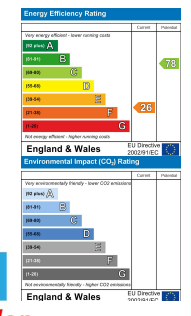


Bron Rhiw Solva, Haverfordwest, Pembrokeshire, SA62 6XJ

- Detached Dormer Bungalow
- Off Road Parking
- Sought After Coastal Location
- Two Reception Rooms
- 0.7 Acres of Land
- Five Bedrooms
- Edge Of Solva
- Wraparound Garden
- Fantastic Project
- EPC Rating: F

£450,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



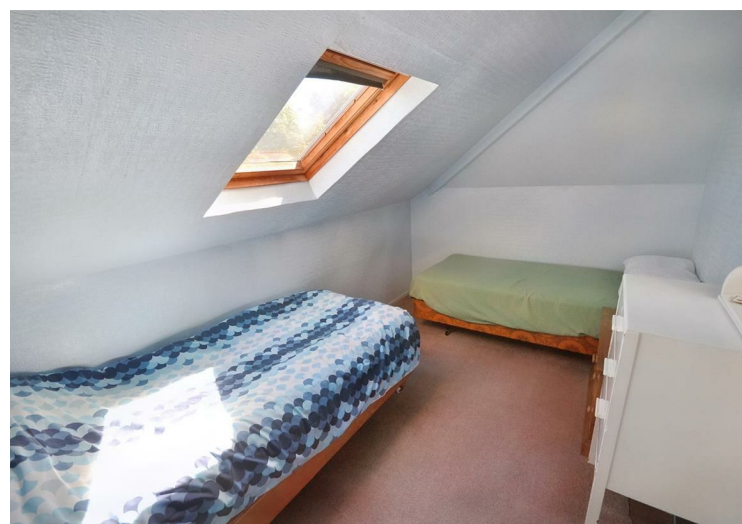
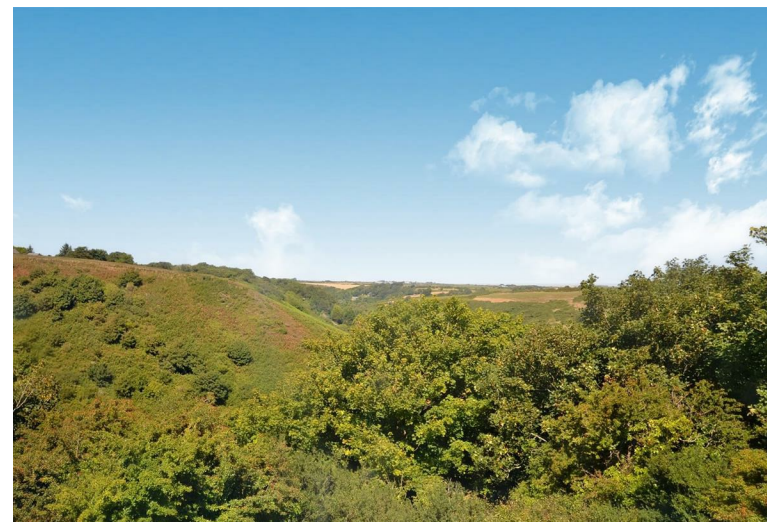
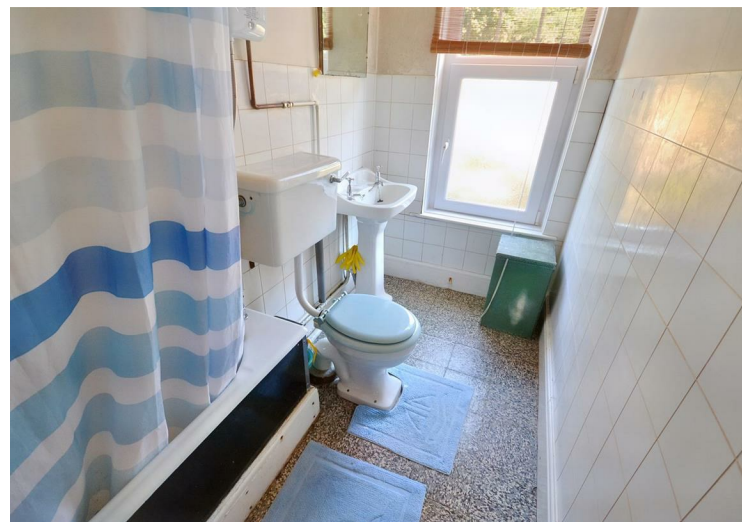


A rare opportunity to purchase a detached dormer bungalow offering development potential in the periphery of the coastal village of Solva. The layout of the property briefly comprises of an Entrance Hall, A Living Room with open fire, Dining Room, Kitchen, two downstairs Bedrooms and a Family Bathroom. On the first floor is a Landing with access to eaves storage, and Three further bedrooms. The property is served by a night storage heater and boasts an open fire, with many rooms enjoying double glazed, double aspect windows. A view of the countryside can be enjoyed from the upstairs bedroom.

Externally the property sits within its own wraparound gardens which are laid to lawn, with mature fruit trees and shrubs, external storage sheds, and a driveway providing ample off road parking. There is additional land to the side, the total plot measuring approximately 0.7 acres.

The property requires modernisation throughout but has the benefit of No Onward Chain, making it a fantastic investment opportunity!

The sought-after village of Solva, in the heart of the Pembrokeshire Coast National Park, offers wonderful opportunities for boating enthusiasts and walkers, as well as restaurants, cafes, public houses, shops, galleries, doctors' surgery, and primary school. It is some 12 miles North West of the county town of Haverfordwest and 3 miles from St Davids, with its famous Cathedral and ruined Bishops Palace, and is within easy reach of some of Pembrokeshire's most popular sandy beaches, such as Newgale and Whitesands.



DIRECTIONS

From Haverfordwest, take the A487 towards St Davids, passing through Simpson Cross, Roch, Newgale, and Penycwm. On reaching Solva, pass the sign for the village and the property will be found shortly after on the right-hand side, as denoted by our 'For Sale' board. What3Words reference: sandbags.royal.stickler

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.