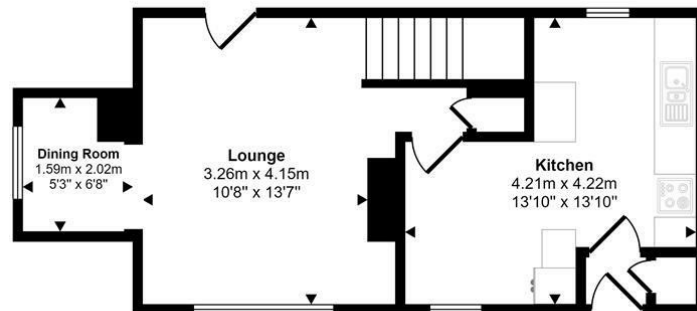
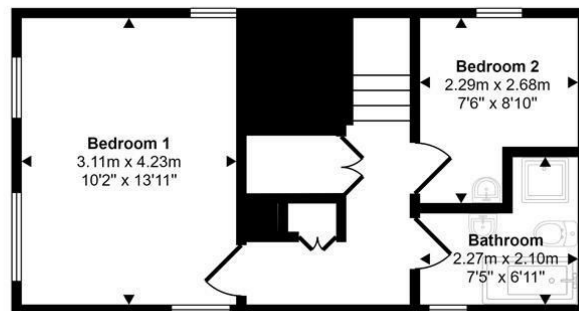


Approx Gross Internal Area  
70 sq m / 757 sq ft



Ground Floor  
Approx 37 sq m / 395 sq ft



First Floor  
Approx 34 sq m / 362 sq ft

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 D

Agents Note - This property is serviced by shared private drainage

LG/ESL/04/23/OK/LG

We would respectfully ask you to call our office before you view this property internally or externally

FACEBOOK & TWITTER

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<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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626

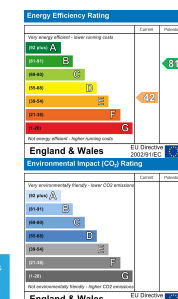


### West Coach House Trewellwell, Solva, Pembrokeshire, SA62 6XE

- Character Cottage
- Fabulous Holiday Let/Second Home
- Part Of A Pretty Complex Of Barn Conversions
- Garden To Rear
- Well Presented
- Two Bedrooms
- Dedicated Storage Area
- Allocated Parking Space
- No Onward Chain
- EPC Rating: E

Offers In Excess Of £250,000

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**The Agent that goes the Extra Mile**



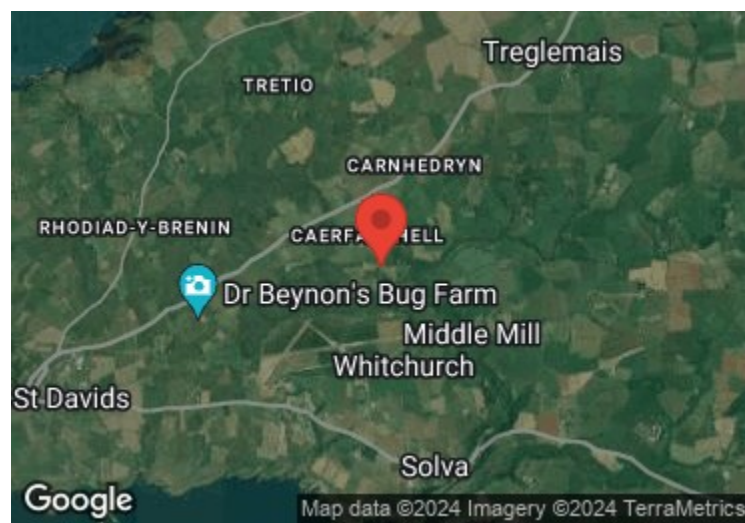
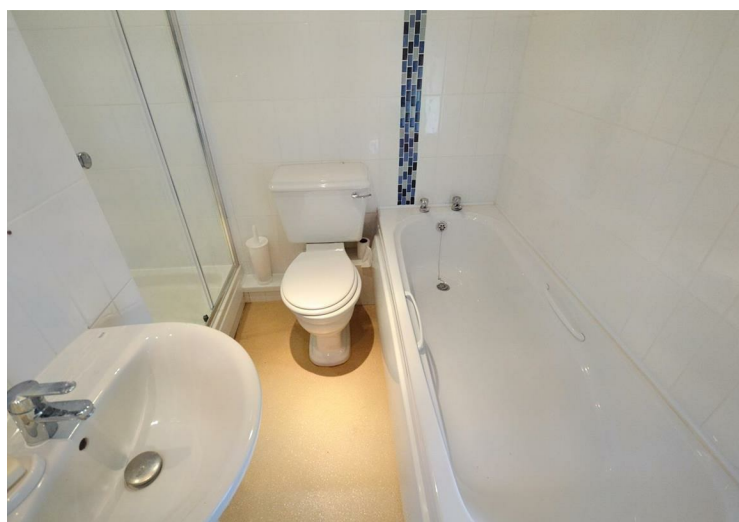
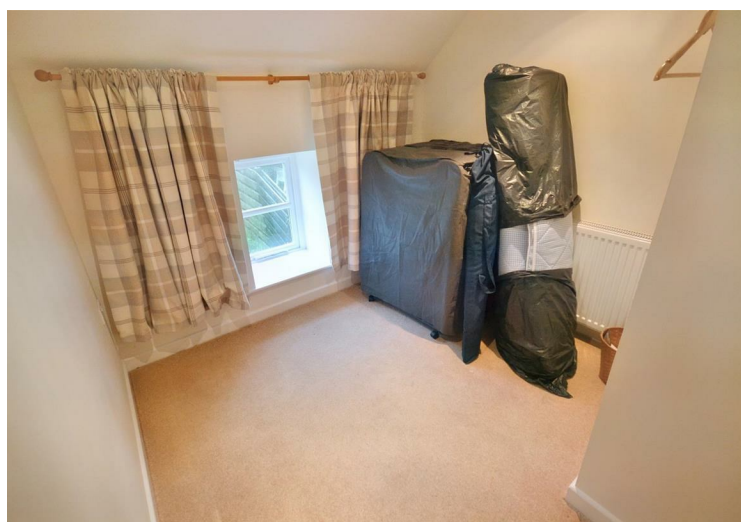


West Coach House is a charming character cottage located within a small complex of barn conversions, close to the sought after coastal village of Solva. The layout of the property briefly comprises of an open plan Living Room with a quaint nook used as a Dining Area, A Kitchen/Breakfast Room with space for utilities and an Entrance Hall with storage cupboard. On the first floor there are Two Bedrooms and a Family Bathroom with separate shower unit. The property benefits from a wood-burning stove, electric heating and is well presented throughout.

Externally, a parking area provides off road parking for one car, and there is a cottage garden to the rear which is laid to lawn. There is a communal storage building with a lockable storage unit dedicated to this property.

With the added appeal of No Onward Chain, this is an idyllic home, second home or holiday let venture. Viewing is highly recommended!

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 head to St Davids, pass the school, at the mini roundabout turn right, follow road down Glasfryn lane until it joins the A487. Turn right - follow road for about 3 miles, turning right where signed posted woollen mill. Go through Caerfarchell, and turn left just alongside the large triangle of grass just after the double bends. Follow the road and turn left into the tarmac drive of Trewellwell House. Fork left where the drive divides, and continue into the complex of barns. Turn left - carry on around the barns, and the property will be right in front of you.

WHAT3WORDS: Influence.believer.screeches

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.