

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

CFH/ESL/04/23/OK/04/23/OK EJL

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

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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.

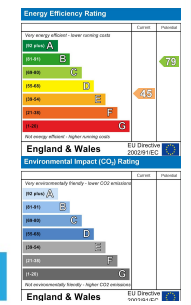
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Bank House Llandrudion, Solva, Haverfordwest, Pembrokeshire, SA62 6UG

- Detached House
- Four Bedrooms
- Garden To Front And Side
- Close To Solva and St. Davids
- LPG Gas and Solar Panels
- Sought After Coastal Location
- Off Road Parking
- Two Reception Rooms
- Downstairs WC
- EPC Rating: E

Offers In Excess Of £365,000

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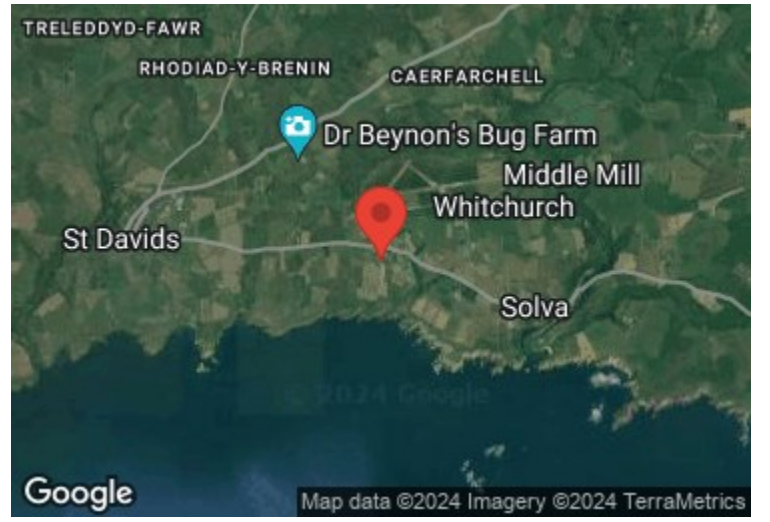


A rare opportunity to purchase a detached house offering huge development potential, located in the coastal hamlet of Llandrudion, close to Solva and St.David's. The layout of the property briefly comprises of a Lounge area boasting period parquet flooring, a further Reception Room, Kitchen/Diner, downstairs WC, and Utility Room. A split level landing leads to Four Bedrooms, the master enjoying double aspect windows, and a family Bathroom with a separate shower cubicle. Views over the surrounding countryside to the coast beyond can be enjoyed to the front. The property benefits from double glazing, LPG gas central heating, and privately owned 3.04 kw solar panels provide reduced energy bills. The property would benefit from modernisation.

Externally, the property has a driveway to the side providing off road parking. There are gardens to the front and side which are laid to lawn with pedestrian access to the lane. Parcel of land to the left hand side of driveway which is available via separate negotiation.

With the added appeal of No Onward Chain, this property offers the potential to be a fantastic family 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 or 'bucket and spade' enthusiasts and walkers, as well as restaurants, cafes, public houses, shops, galleries, places of worship, post office, doctors' surgery, and primary school. It is some 12 miles North West of the county town of Haverfordwest and 3 miles from St David's, with its famous Cathedral and ruined Bishops Palace, and is within easy reach of some of Pembrokeshire's most popular sandy surfing beaches, such as Newgale and Whitesands.



DIRECTIONS

From Haverfordwest take the A487 signposted towards St.David's and follow the road for approximately 12 miles through the village of Solva. On reaching Nine Wells, take the left hand turn signposted Llandrudion, and the property will be found shortly after on the right-hand side. What3words: submit.masterful.notebook

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