

Approx Gross Internal Area
179 sq m / 1931 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 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 G

CFH/AMA/09/23/OKEJL

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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

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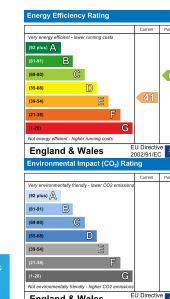


14 Pen Yr Aber, Solva, Haverfordwest, Pembrokeshire, SA62 6UR

- Picturesque Coastal Village Location
- Four Double Bedrooms
- Private Drive Way
- Garden With Sea Views
- Double Gazing
- Detached House
- Three Reception Rooms
- Garage
- Oil Central Heating
- EPC Rating : E

Offers In Excess Of £500,000

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The Agent that goes the Extra Mile





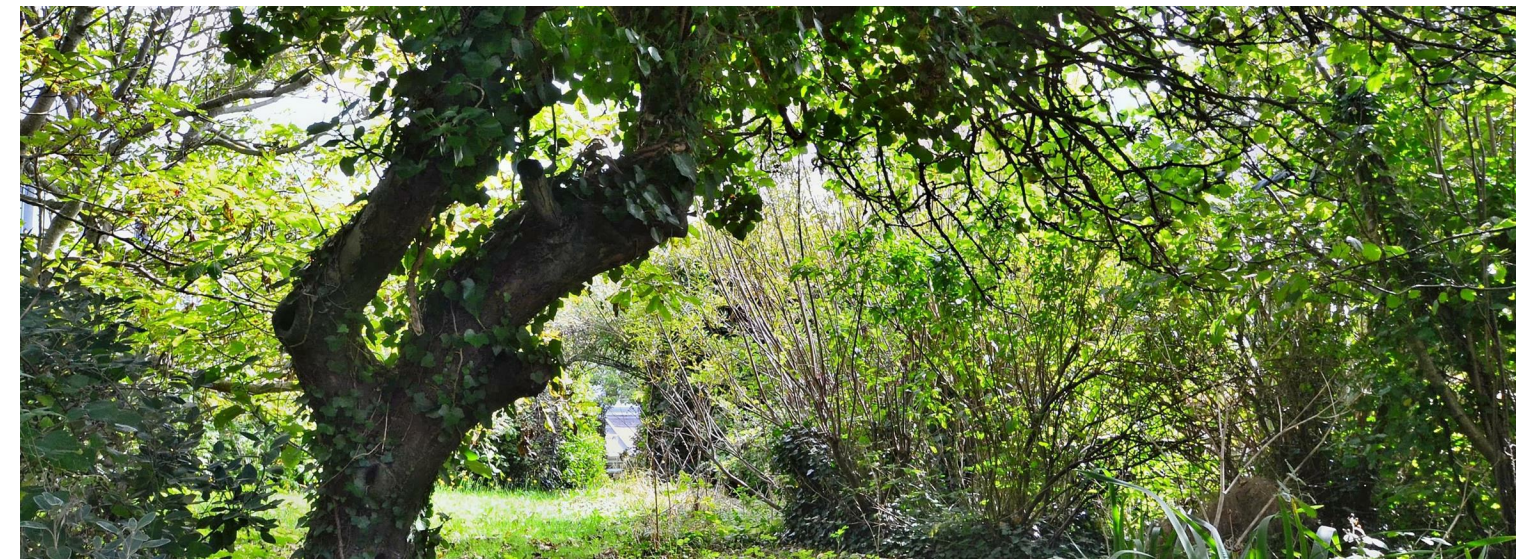
**** Property In Beautiful Picturesque Village Of Solva ****

A rare opportunity to purchase a detached period house offering huge potential and sits in approximately 0.187 acres. This large 4 bedroom detached property is presented by an entrance porch, entrance hall, dining room, living room, kitchen, study, conservatory and utility. Stairs leading from the main hallway takes you up to four double bedrooms, a family bathroom with stunning views out the bedroom windows stretching far across the Pembrokeshire Coastline.

The property benefits from off road parking and a garage, a large mature garden with panoramic sea views, and a terraced area to enjoy alfresco dining. To the front of the property, there are restricted views through trees of the harbour, just a walk to the harbour, with lovely woodland walks nearby.

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.Davids and follow the road for approximately 10 miles to the village of Solva, when heading up the hill take the second left into Pen Yr Aber., the property can be seen on the right hand side, denoted by the For Sale board. What 3 Words laws.anchorovies.agreeing

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