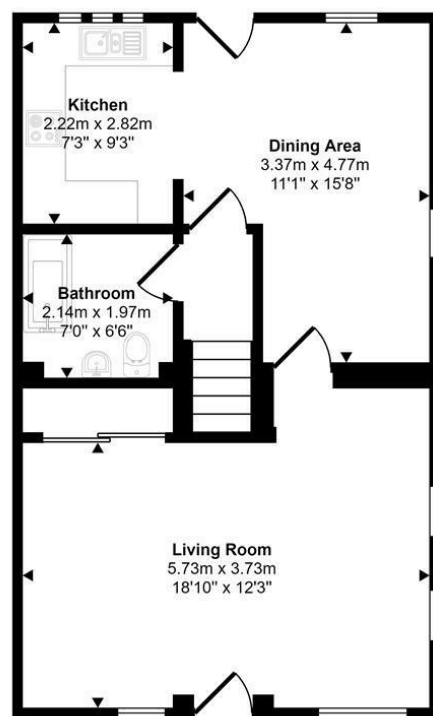
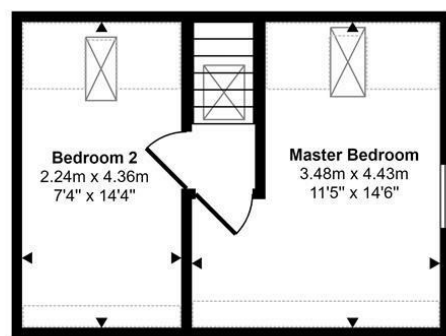


Approx Gross Internal Area
81 sq m / 871 sq ft



Ground Floor
Approx 55 sq m / 593 sq ft



First Floor
Approx 26 sq m / 278 sq ft

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: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property. property has Mains Drainage, Mains Electric, Mains Water

HEATING: Oil Central Heating

TAX: Band D

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

CFH/AMA/03/24/Ok EJJ

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

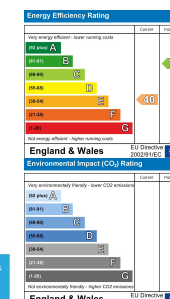


The Old Tailors Shop Caerfarchell, Solva, Haverfordwest, Pembrokeshire, SA62 6XG

- Character Cottage
- Two Bedrooms
- Rear Garden
- Parking Space To Front
- Oil Central Heating
- Close to Coast
- Ideal Holiday Cottage
- Ideal Investment Opportunity
- Double Glazed
- EPC E

£275,000

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



12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

The Agent that goes the Extra Mile



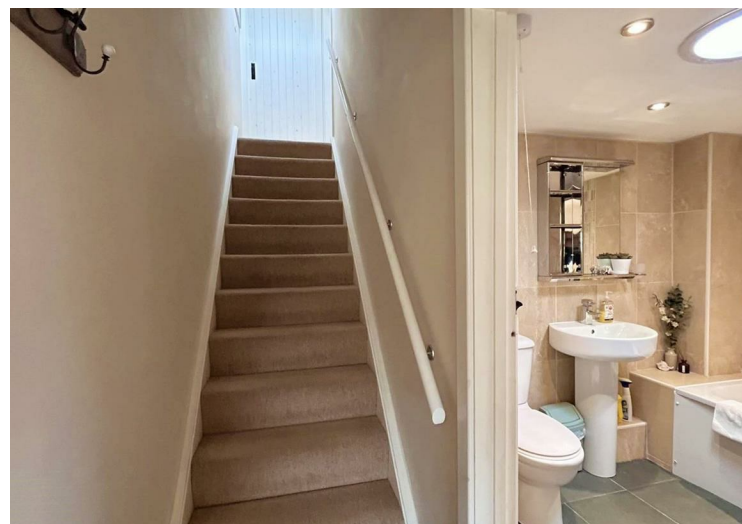


A well presented charming cottage in the delightful hamlet of Caerfarchell, which has been designated as a conservation area, is situated approximately 2 1/2 miles from both St Davids and the picturesque harbour village of Solva, and is close to the old St Davids Airfield, which provides pleasant walks for dog & nature lovers! The cottage has been used as a holiday let by current owner since April 2022 and would make an ideal investment/FTB purchase or retirement opportunity.

The accommodation comprises of living room with log burner, open plan kitchen and dining area and bathroom and two bedrooms on the first floor. Property benefits from oil central heating and double glazing,

Externally there is an off road parking space to the front, and an enclosed low maintenance garden to rear ideal for alfresco dining.

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 12 miles through the village of Solva. On reaching Nine Wells, take the right hand turn signposted Caerfarchell, follow the road until you reach Caerfarchell, and the property will be found shortly after on the right-hand side. What3words: disgraces.stamp.roaring

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