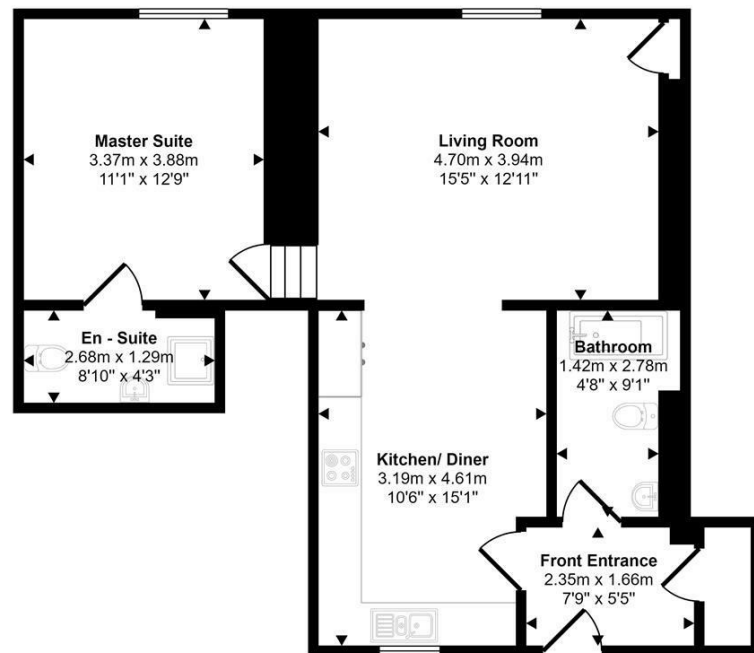


Approx Gross Internal Area  
65 sq m / 704 sq ft



Floorplan

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: Leasehold

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

HEATING: Electric Heating

TAX: Band D

Leasehold 999 yrs started 01.06.2009.

Ground Rent £120 per annum

Service Charge £1480 per annum payable 12/2024

Private Road contributes Around £100.00 every 3 or 4 years.

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

CFH/AMA/04/24/OK EIL

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

TELEPHONE: 01437 762626

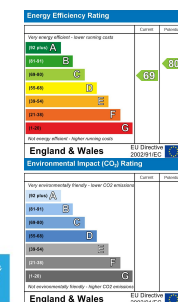


## Flat 2, Coastal View Llanunwas, Solva, Haverfordwest, Pembrokeshire, SA62 6UJ

- No Onward Chain
- Far-Reaching Sea Views
- Well Tended Gardens & Parking
- Beautifully Presented
- Double Glazed
- Ground Floor Apartment
- Outskirts of Solva
- One Bedroom
- Electric Heating
- EPC C

£230,000

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

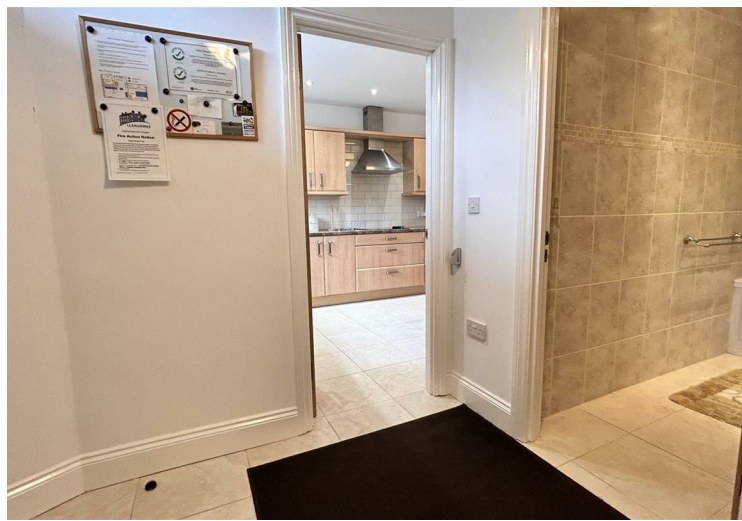


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**The Agent that goes the Extra Mile**





A beautifully presented ground floor apartment set in a manor house amongst its own grounds. The property is located on the outskirts of Solva.

The layout briefly comprises of entrance hall, open plan kitchen/dining area/living room, bedroom with ensuite shower room and bathroom.

Externally, the property sits amongst its own private grounds, with a private driveway running through the woodlands to an ample communal car park. The gardens are mostly laid to lawn, where incredible sea and countryside views can be enjoyed. To the rear is a pretty courtyard area where you will find the main entrance.

With the added appeal of no onward chain, this is a fantastic 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 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 towards St Davids, passing through Simpson Cross, Roch, Newgale and Penycwm. On reaching Solva, proceed through the village and up the hill, before you leave the village, you will see a left-hand turn onto a private drive. Turn down here, the driveway forks to the right, where you will find the main car park. What3Words: validated.lamplight.pleaser

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