

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/04/24/Draft

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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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)  
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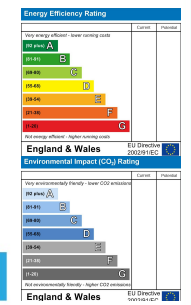


**8 High Street, Solva, Haverfordwest, Pembrokeshire, SA62 6TF**

- Terraced House
- Sea Views
- Picturesque Coastal Village Location
- Garage/Off Road Parking
- Oil Central Heating
- 3 Bedrooms
- Garden with Sea Views
- Patio Area
- Double Glazed
- EPC TBC

Price £475,000

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**The Agent that goes the Extra Mile**







A terraced house set over three floors with panoramic sea views is situated within the heart of Solva and within walking distance of the village and the picturesque harbour.

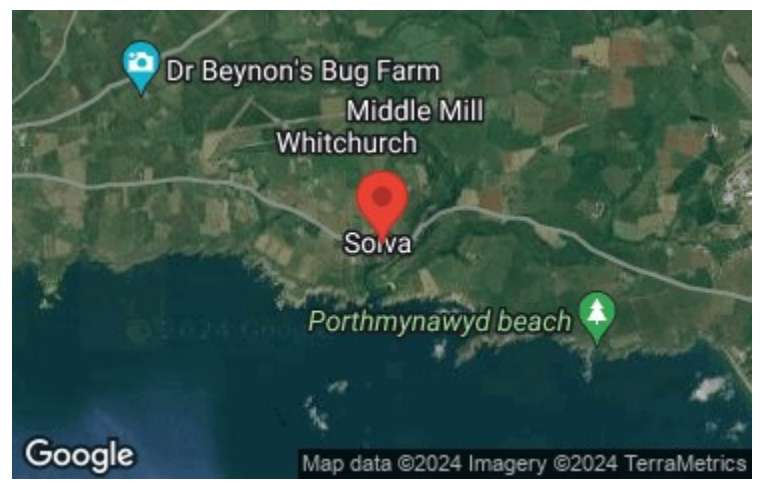
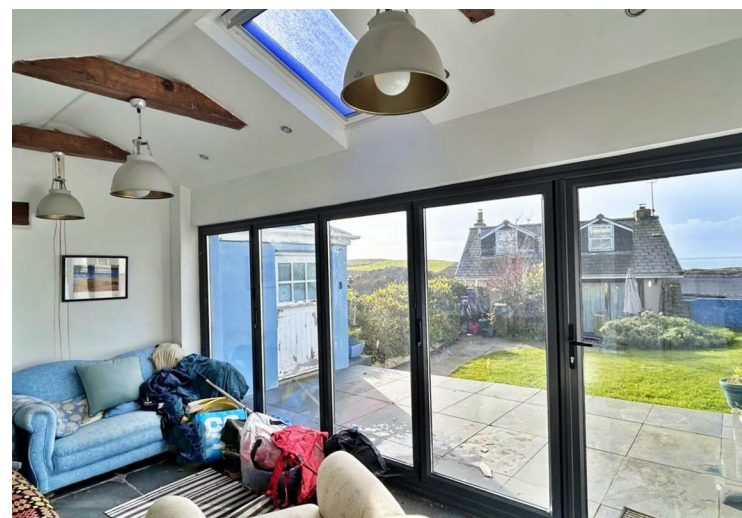
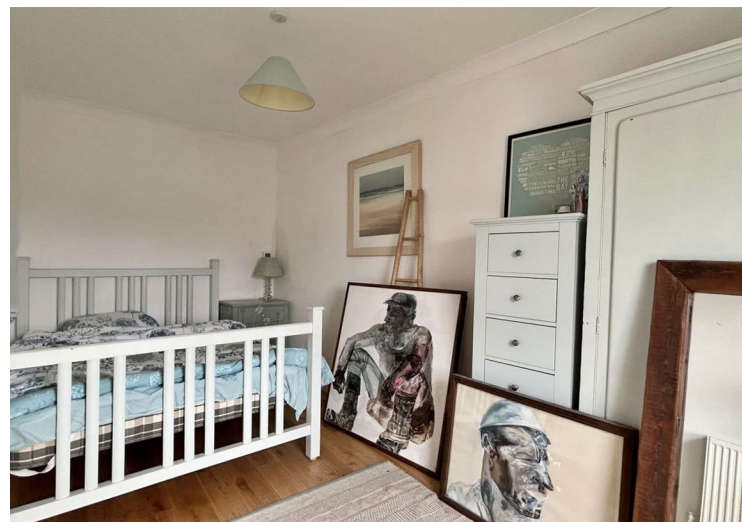


The accommodation briefly comprises entrance hall two bedrooms, bathroom, utility, boot room and an access to the cellar. First floor living room and open plan kitchen/dining area, staircase leads to second floor bedroom, cwttch area and bathroom. Property benefits from double glazing and electric heating.

Externally patio doors in the living room lead out onto an enclosed garden mainly laid to lawn with patio area ideal for al fresco dining with gated side access. A pathway leads up the outbuilding to the rear which comprises of a sunroom, utility, office, storage area and garage with off road parking to the rear.

Viewing is highly recommended to appreciate what this property by the sea has to offer, and has the ability to put your own stamp on it!

The village of Solva, is within 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 Lower Solva over the bridge and along the main street, proceed up the hill onto High Street, where the property will be found on the right-hand side. What3Words machinery.basics.supper

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