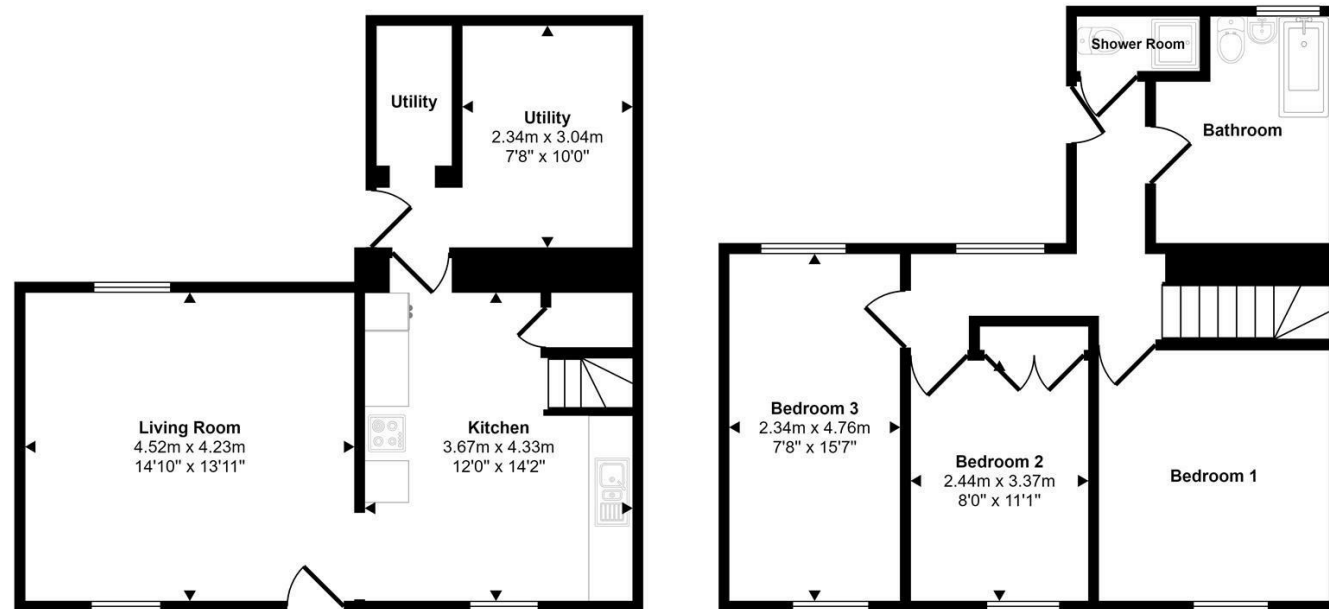


Approx Gross Internal Area
99 sq m / 1064 sq ft



Ground Floor
Approx 48 sq m / 519 sq ft

First Floor
Approx 51 sq m / 544 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 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: Electric Heating

TAX: Band E

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

LG/AMA/04/24/OK

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



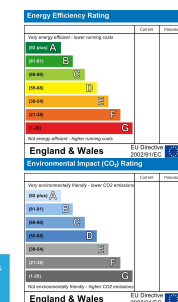
Swn yr Afon 37 Prendergast, Solva, Haverfordwest, Pembrokeshire, SA62

CYA

- Character Cottage
- Walking Distance to Harbour
- Three Bedrooms
- Lounge with Woodburner
- Tiered Garden to the Rear
- No Onward Chain
- Sought After Village Location
- Bathroom & Shower Room
- Off Road Parking for 2 Cars
- EPC Rating: TBC

£335,000

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The Agent that goes the Extra Mile





* NO ONWARD CHAIN *

Welcome to this charming semi-detached cottage located in the picturesque village of Solva, Pembrokeshire. Situated within walking distance to the shops, restaurants and harbour, this is an ideal property for those who appreciate coastal living.

The accommodation comprises of lounge with wood burner set in exposed stone wall, kitchen/ diner, store room/utility room on the ground floor. Stairs from the kitchen diner lead to the first floor where there are three bedrooms, a shower room and a bathroom. The property benefits from electric heating.

Externally one of the standout features of this property is the elevated and tiered garden, accessed either from the first floor, or from steps to the side of the cottage. This provides a lovely outdoor space to relax and unwind. There are two patio areas, and a wide variety of mature trees and shrubs. To the side of the cottage is a parking area, with space for two vehicles.

The sought-after village of Solva, in the heart of the Pembrokeshire Coast National Park, offers wonderful opportunities for boating enthusiasts and walkers, as well as restaurants, cafes, public houses, shops, galleries, doctors' surgery, and primary school. It is some 12 miles North West of the county town of Haverfordwest and 3 miles from St Davids, with its famous Cathedral and ruined Bishops Palace, and is within easy reach of some of Pembrokeshire's most popular sandy 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, cross the bridge, and turn right into Prendergast. Continue and you will find the property on your left-hand side. What3words fidgeted.shaky.locate

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