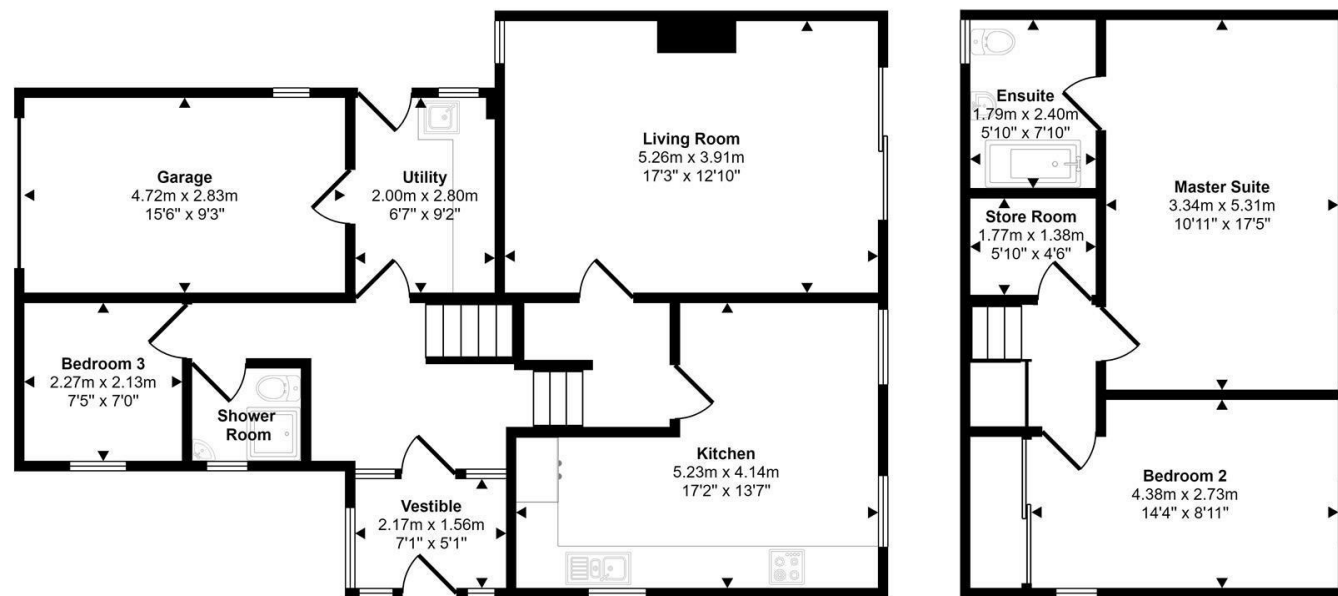


Approx Gross Internal Area
126 sq m / 1359 sq ft



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: Air Source Heat Pumps

TAX: Band E

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

CFH/AMA/05/24/OKCFH

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

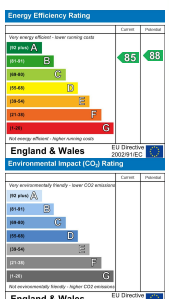


Hafod Y Garreg, 28 Anchor Down, Solva, Haverfordwest, Pembrokeshire, SA62 6TQ

- Sought After Coastal Village
- Three Bedrooms
- Well Presented
- Integral Garage/Driveway
- Air Source Heat Pumps/Solar Panels
- Detached House
- Two Reception Rooms
- Garden
- Double Glazing
- EPC Rating: B

Price £450,000

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12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

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The Agent that goes the Extra Mile



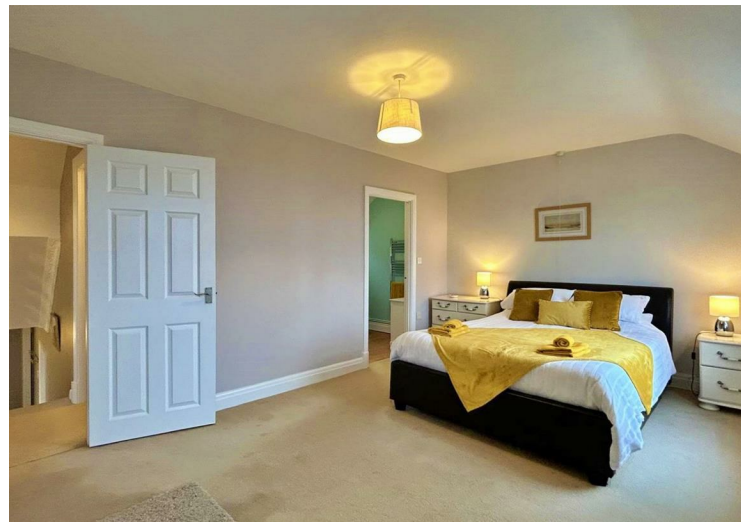


A well-presented detached house situated on a corner plot in the sought-after coastal village of Solva, on the St.David's peninsula. This property is currently a holiday let but would also make a wonderful family home .

The accommodation comprises of entrance porch, kitchen, dining room, living room, bedroom, shower room and integral garage. Upstairs master bedroom with ensuite bathroom, bedroom and store room. In 2024 the addition of air source heat pumps and solar panels to the property not only reduces your carbon footprint but also helps in cutting down on energy costs.

Externally to the front is a driveway for two cars with a pathway that leads around to the wrap around garden with its mature shrub flower beds..

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, doctor's 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 and follow the road up the hill. After passing the Royal George pub, turn right into Anchor Down, and the property will be on your right What3Words unhappily.misty.sentences

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