

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 Private Drainage, Mains Electric, Mains Water
HEATING: Oil Central Heating
TAX: Band: E

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

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

CFH/AMA/07/24/Draft

FACEBOOK & TWITTER
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<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.

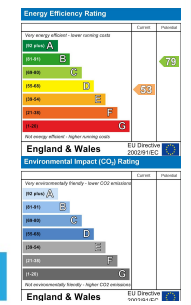
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Yn-Y-Coed Whitchurch, Solva, Pembrokeshire, SA62 6UD

- DETACHED BUNGALOW
- CLOSE TO SOLVA
- TWO DOUBLE BEDROOMS
- GARAGE WITH PARKING TO FRONT
- DOUBLE GLAZING
- WELL PRESENTED
- LOUNGE & CONSERVATORY
- ENSUITE SHOWER ROOM
- OIL CENTRAL HEATING
- EPC: E

Price £370,000

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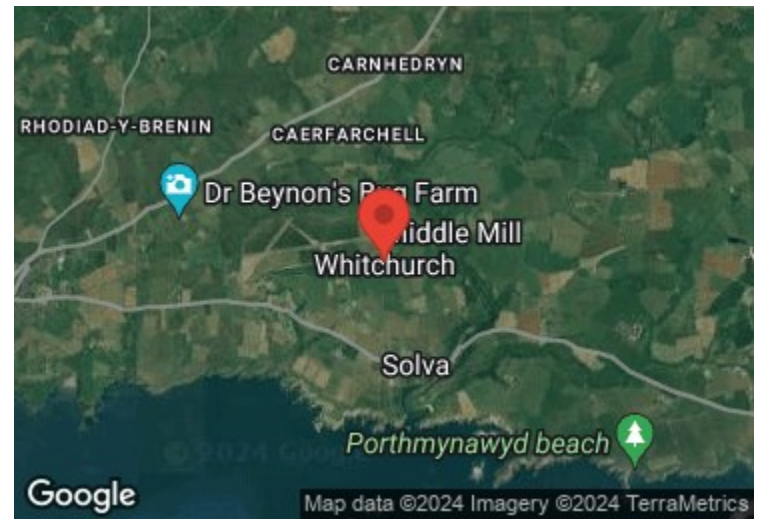
This delightful bungalow is situated in Whitchurch, a small hamlet close to the sought-after village of Solva. Convenient for both St Davids and Fishguard and close to the western coastline beaches.

The accommodation comprises: hallway, lounge, conservatory, kitchen, family bathroom, and two double bedrooms, one of which has an ensuite shower room. The bungalow benefits from double glazing and oil central heating.

Externally there is a garage with parking in front. The garden wraps around the bungalow and is mainly laid to lawn with mature shrubs and trees.

Viewing is highly recommended to appreciate this beautiful part of Pembrokeshire and all this bungalow has to offer.

The sought-after village of Solva offers wonderful opportunities for boating enthusiasts and walkers, as well as having great 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 ruins of 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 to St David's, passing through Roch and Newgale. On reaching Solva, proceed through Lower Solva and follow the road up the hill through the village. Just after the Memorial Hall, turn right up the slip road and turn right again. Follow the road until you reach the junction and take a right then first left into the hamlet. The bungalow is situated on the right-hand side behind the garage. [What3Words workloads.reset.camcorder](http://What3Words.workloads.reset.camcorder)

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