

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 Simple 360.

## DIRECTIONS

From Haverfordwest take the A487 towards St Davids, passing through Roch, Newgale & Penycwm. On reaching Solva, proceed through Lower Solva & follow the road up the hill through the village. Just after the Memorial Hall turn right up the slip road, follow road past the school, then round sharp right hand bend. After a short distance you will find the property on your right hand side. What3Words: topping.punks.dummy

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

TAX: E

CFH/ESL/10/24/OK CFH

FACEBOOK & TWITTER

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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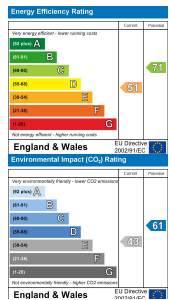


## Skomer Llanungar Lane, Solva, Pembrokeshire, SA62 6UA

- Detached Bungalow
- Very Well Presented
- Sea Views And Surrounding Fields To Rear
- Lawned Gardens & Decking
- Garage
- Sought after Coastal Location
- 4 Bedrooms, 2 Bathrooms
- Oil Heating And Double Glazing
- Off Road Parking
- EPC Rating: E

**Price £425,000**

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**The Agent that goes the Extra Mile**







A well-presented detached bungalow has lovely views from its elevated position in Upper Solva, on the North Pembrokeshire coastline.

The front door leads you into the hallway, which has access to the garage, utility room and an airing cupboard. The kitchen includes an electric double oven & hob, slate tiled flooring and splashback. The lounge has wooden flooring, an open fire in an attractive fireplace, large windows with coastal views, and opens through to the dining area. This has sliding doors onto the decking. A doorway leads from dining room to bedroom 4 / study . The family bathroom has tiled underfloor heating, walk in shower, raised bath, WC and a wash hand basin. The master bedroom has an en-suite shower room, there are two further double bedrooms, and a bedroom / study opening to a conservatory. The accommodation benefits from oil heating, double glazing,

Externally there are lawned gardens, wooden decking, patio area, driveway giving access to the garage and off road parking. Planning permission was granted (now lapsed) to extend the property with the addition of a first floor with accommodation to include four en-suite bedrooms and a lounge. A must view property to appreciate the views and location on offer!

The sought after harbour village of Solva, in the heart of the Pembrokeshire Coast National Park, offers restaurants, cafes, public houses, shops, galleries, 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 Davids, with its famous Cathedral, and is within easy reach of some of Pembrokeshire's most popular sandy beaches, such as Newgale and Whitesands. The nearby St Davids Airfield has been landscaped to provide a wonderful and well-used public amenity for walking, cycling or horseriding, and the Pembrokeshire Coast Path provides 180 miles of beautiful scenery.



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