

Approx Gross Internal Area
208 sq m / 2234 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 Electric, Mains Water
HEATING: Oil
TAX: G

We would respectfully ask you to call our office before you view this property internally or externally
JETH/ESL/05/25/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.

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

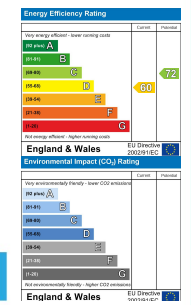


9 Anchor Down, Solva, Haverfordwest, Pembrokeshire, SA62 6TQ

- Detached House
- Balcony Seating Area
- Tiered Garden
- Four Double Bedrooms
- Oil Central Heating
- Upside Down Design
- Incredible Sea Views
- Two Driveways and detached Garage
- Two Reception Rooms
- EPC Rating: D

Guide Price £450,000

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9 Anchor Down is a detached house designed with an 'upside down' layout, located in the sought after residential area of Upper Solva. This property sits in an elevated position boasting some of the most spectacular views that the county has to offer!

The layout of the property briefly comprises of an entrance hall, living room, dining room, kitchen, hallway, entrance porch and WC on the first floor, with doors from the living room and kitchen leading out onto a balcony seating area to maximise on the incredible views. On the ground floor are four bedrooms, a family bathroom, separate WC and shower room, and a utility room. The property is served by oil fired heating and would benefit from modernisation but offers versatile space to create an enviable home.

Externally, the property offers two driveways to the front and side, both gated for security. There is a detached garage offering dry parking or handy work/storage space. The garden is tiered and offers various seating areas to enjoy the view, and there is a lawned garden to the front of the property too.

This fantastic property has huge potential - viewing is a must!!

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.



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 driveway for the property will be found on the left-hand side. What3Words: [///barrel.worldwide.purified](https://www.what3words.com/#!/barrel.worldwide.purified)

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