



Hamilton House, 9 Portland Square, Solva, Pembrokeshire,

£335,000

- 3 Bedroom Semi Detached Cottage With Limited Parking
- Breathtaking Sea & Countryside Views From Rear Garden
- Adjacent To Pembrokeshire Coast Path
- Sought After Coastal Village
- Requiring Some Modernisation
- EPC Rating F

Hamilton House, 9 Portland Square, Solva SA62 6TJ

If you are looking to purchase a property in the charming harbour village of Solva, this delightful 3 bedroom semi-detached cottage offers a unique opportunity for those looking for a property with potential. The cottage, while in need of some modernisation, boasts significant potential to transform it into a contemporary haven, all while retaining its traditional character, as well as offering an enclosed rear garden with stunning country and sea views.

One of the standout features of this cottage is its proximity to the stunning Pembrokeshire coast path, perfect for nature enthusiasts and those who enjoy scenic walks along the breathtaking coastline. The picturesque surroundings of Solva, with its quaint shops and local amenities, add to the appeal of this location.

Additionally, the property includes parking for one vehicle, a valuable asset in this desirable area. Whether you are looking to invest in a holiday retreat or a permanent residence, this cottage in Solva is a rare find that promises both charm and potential. Embrace the opportunity to make this property your own and enjoy the beauty of coastal living in Pembrokeshire.



Council Tax Band: E



Property

Hamilton House is situated in the popular coastal village of Solva. A 3 bedroom semi-detached cottage in need of some updating, the accommodation briefly comprises; entrance hall, living room, bathroom, kitchen/dining room to the ground floor with 3 bedrooms, potential dressing room and access to the loft room on the first floor. Benefitting from solar panels, limited off road parking and an enclosed rear garden with breathtaking countryside and sea views, the Solva harbour is within walking distance along the Pembrokeshire coast path that can be accessed from the property's doorstep.

Location

Solva is a picturesque coastal village on the Pembrokeshire coast path with a selection of amenities including cafes, restaurants, public houses and art galleries. The famous blue flag Newgale beach is an approximately 4.5 miles away and the city of St David's is only approximately 3 miles away with all its local amenities.

Directions

From Haverfordwest take the A487 towards St David's for an approximately 12 miles into the village of Solva. Take a left onto Portland Square and Hamilton House can be found at the bottom of the lane on your left hand side clearly identified by our Town, Coast & Country for sale board. For GPS purposes the postcode is SA62 6TJ.

The property is approached via a road and pedestrian path to an area of off road parking with potential for courtyard garden with partially obscure glazed entrance door to

Hallway

Stairs to first floor landing. Partially glazed door and step down to kitchen/dining room. Exposed wooden beams to ceiling. Carpet. Step down to

Living Room

14'0 x 11'7

Window to front. Brick fireplace with slate hearth and wooden beam above housing coal burner. Painted beams to ceiling. Partially obscure glazed door and step up to

Rear Hallway

Tiled floor. Painted beams to ceiling. Partially glazed door to passageway. Sliding wooden door to

Bathroom

9'8 (max) x 5'7 (max)

Obscure glazed window into passageway and velux window to rear. Suite comprising bath with handheld shower tap, wash hand basin and w/c. Tiled floor and partially tiled walls.

Kitchen/Dining room

22'7 x 10'7

Windows to front and rear. Base units with work surface over. Stainless steel sink with drainer. Aga rayburn range cooker. Tiled floor. Painted beams to ceiling.

Passageway

11'5 (max) x 9'3

Window into sunroom. Door to cloakroom housing w/c. Base unit with stainless steel sink with drainer over. Space and plumbing for washing machine. Partially obscure glazed door to

Sun Room

12'5 x 8'0

Windows and french door to rear and side external. Window to kitchen. Tiled floor.

First Floor Landing

Stairs to loft room. Door to

Bedroom

14'0 x 11'1

Window to front. Painted wooden beams to ceiling. Partially glazed door to

Dressing Room/Extension

19'10 (max) x 6'5 (max)

Velux windows to rear. Exposed wooden beams. Restricted headroom. Cupboard housing hot water tank.

Bedroom

8'2 x 5'7

Window to front.

Bedroom

14'1 x 11'9

Window to front.

Loft Room

Velux window to rear. Exposed wooden beams and sloping ceiling. Electricity.

Externally

To the front of the property is a stone wall that borders a limited area of off road parking for the property, a public footpath leads to the side where a pedestrian gate accesses the side garden and outdoor garden shed. To the rear steps lead up to lawn area overlooking to far reaching countryside and breathtaking sea views.

Tenure

We are advised Hamilton House is freehold.

Services

Mains water, drainage and electricity.

Viewings

Strictly by appointment through Town, Coast & Country Estates offices please.

Agent's Notes

Please notes that the coastal footpath runs adjacent to Hamilton House with a public right of way across the property's front.

Some photos have been kindly provided by the vendor.

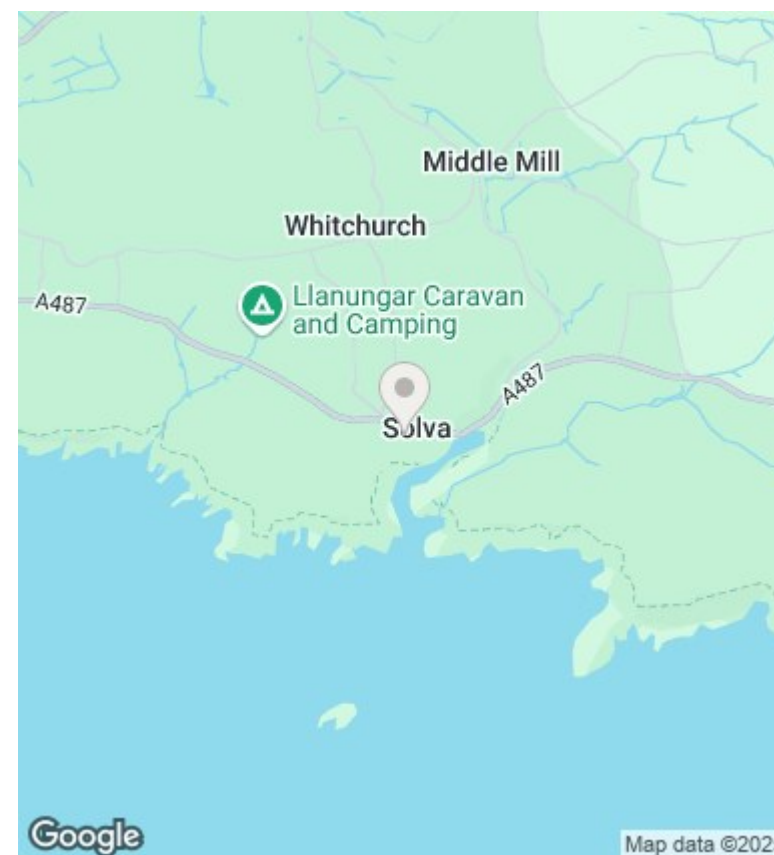




The floor plan shows a 3-bedroom house with the following layout:

- Conservatory:** Located at the top left, adjacent to the kitchen.
- Utility:** Located at the top right, adjacent to the conservatory and bathroom.
- WC:** Located within the utility room.
- Kitchen:** Located in the middle left, adjacent to the conservatory and dining room.
- Hall:** Located in the middle right, adjacent to the utility, kitchen, and bathroom.
- Bathroom:** Located on the right side, adjacent to the utility and hall.
- FP (Fireplace):** Located on the right wall of the bathroom.
- Dining Room:** Located in the bottom left, adjacent to the kitchen.
- Hallway:** Located in the bottom center, adjacent to the dining room and lounge.
- Lounge:** Located in the bottom right, adjacent to the hallway.
- Stairs:** Located in the center, between the dining room and lounge, leading up and down.

A floor plan of a house with a central landing. The landing is a purple square in the center, with a staircase leading up to it from the top. Four bedrooms are arranged around the landing: one to the left, one to the right, one below, and one above. The bedrooms are light green rectangles. The top bedroom is labeled 'Dressing Room' and has a white door at the top. The bottom bedroom has a white door at the bottom. The left and right bedrooms have white doors on the left and right sides respectively. The landing has a white door on the left side.



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>25</p>	<p>6</p>