



5 Anchor Down, Solva, SA62 6TQ

£300,000

- *Sought After Location
- *Quiet Cul-De-Sac
- *4 Bedroom Property
- *Sea Views From First Floor
- *Garage & Off Road Parking Area
- *In Need Of Modernising And Updating

Entrance Porch

Property entered via pvc door, windows to fore and side, Quarry tiles to floor, wooden door leading through to:

Hallway

Stairs leading to first floor landing, single glazed window over staircase, radiator, under stairs storage cupboard, doors leading off to:

W.C.

Obscure double glazed window to fore, radiator, low level w.c, wash hand basin, shower enclosure with Mira power shower.

Lounge



Double glazed window to fore and side and single glazed window to rear, radiator, stone feature fireplace with open fire sat on a slate hearth, door through to conservatory.

Conservatory

Door to side leading out to front of the property, windows to side and overlooking the rear garden space.

Kitchen/Dining Room



Double glazed windows to fore and single glazed to rear, door to side leading through to side porch, a range of wooden wall and base units with work surface over, tiled splash back, plumbing for washing machine, space for white goods, free standing 5 ring range cooker (electric double oven and gas hob), radiator.

Side Porch

Pvc door to side, quarry tiles to floor, windows to side.

First Floor Landing

Storage cupboard space housing hot water tank, doors leading off to:

Bedroom 1



Single glazed window to side and rear, radiator.

Bedroom 2



Double glazed window to fore, radiator.

Bedroom 3



Double glazed window to fore, radiator, TV aerial line.

Bedroom 4



Located at the rear of the property is an enclosed tiered garden, featuring mature trees, including apple and pear and shrubs lining the borders. Additionally, there is convenient rear access to the garage.

Services

We are advised mains services are connected. Oil fired central heating.

Single glazed window to rear and side, radiator.

Bathroom



Obscure double glazed window to fore, half height wall tiles, low level w.c, bidet, wash hand basin, radiator, bath with mixer tap over.

Externally

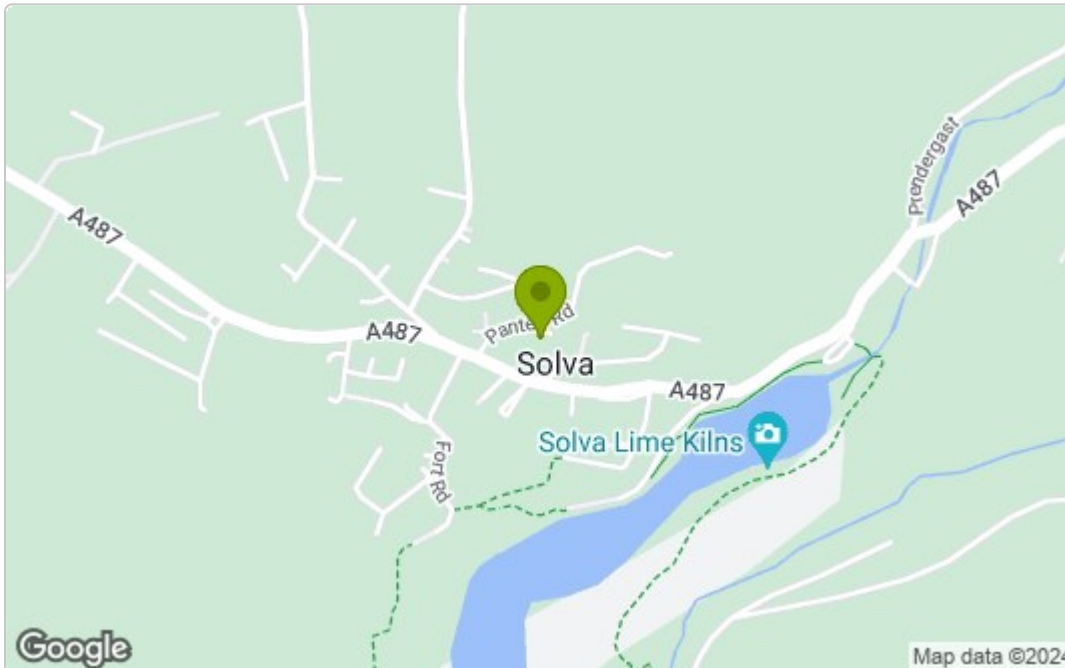


At the fore of the property lies a neatly landscaped garden area, designed for easy maintenance, complete with pathways guiding towards the front door and providing access to the gated side of the property. Adjacent to this is a garage and an off-road parking area.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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