



16 Anchor Down, Haverfordwest, SA62 6TQ

Price Guide £295,000

- * An Attractive Detached single storey Bungalow Residence requiring Modernisation and Updating.
- * Comfortable Sitting/Dining Room, Conservatory, Kitchen, 2 Bedrooms and Shower Room Accommodation.
 - * Double Glazing, Electric Heating and Loft Insulation.
 - * Good sized Garage as well as Off Road Vehicle Parking Space.
- * Established Lawned Garden with Flowering Shrubs, Hydrangeas, Conifers, a Bay Tree, Heathers etc.
- * Ideally suited for a Couple, Retirement, Investment or Holiday Letting purposes.
 - * Early Inspection Strongly Advised. Realistic Price Guide.
 - * Superb Coastal Views
 - * Close to Solva Harbour & Pembrokeshire Coastal Path

Situation

Solva is a popular Harbour Village which is situated within the Pembrokeshire Coast National Park between The County and Market Town of Haverfordwest (12 miles south east) and The Cathedral City of St Davids (3 miles west).

The property is only a short distance away from Solva Harbour and the Pembrokeshire Coastal Path.

Solva has the benefit of a General Store/Post Office, Several Shops, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Primary School and a Doctors Surgery.

Solva Harbour provides excellent Boating and Mooring facilities.

The Cathedral City of St Davids is within a short drive and the has the benefit of a good range of Shops, Secondary and Primary Schools, Churches, Chapels, a Bank, Public Houses, Restaurants, Hotels, Cafes, Takeaways, Art Galleries and a Supermarket.

The County and Market Town of Haverfordwest is within an easy car driving distance and has the benefit of an excellent Shopping Centre together with an extensive range of amenities and facilities including Secondary and Primary Schools, Churches, Chapels, Banks, Building Societies, Hotels, Restaurants, Public Houses, Cafes, Takeaways, Art Galleries, a Post Office, Library, Supermarkets, Petrol Filling Stations, Repair Garages, a Further Education College, Leisure Centre, The County Council Offices and The County Hospital at Withybush.

There are good road links along the Main A487 Road from Solva to Haverfordwest and the Main A40 to Carmarthen and the M4 to Cardiff and London. There are also good rail links from Fishguard and Haverfordwest to Carmarthen, Cardiff, London Paddington and the rest of the UK .

Anchor Down is medium sized Residential Estate which stands in an elevated part of Solva from where superb Coastal Sea Views can be enjoyed over St Brides Bay to Skokholm and Grassholm Islands.

Description

16 Anchor Down comprises a Detached single storey Bungalow residence of cavity concrete block construction with part stone faced and mainly rendered and whitened elevations under pitched concrete tile roof. Anchor Down is medium sized Residential Estate which stands in an elevated part of Solva from where superb Coastal Sea Views can be enjoyed over St Brides Bay to Skokholm and Grassholm Islands. Accommodation is as follows:-

Storm Porch 5'10" x 2'3" (1.78m x 0.69m)

With quarry tile floor, electric light and a half glazed door to:-

Hall 15'1" x 5'8" (4.60m x 1.73m)

With fitted carpet, storage heater, 2 power points, ceiling light, built in Broom Cupboard with electricity meters and doors to Bedrooms, Shower Room and:-

Sitting/Dining Room 18'7" x 14'6" (5.66m x 4.42m)

With fitted carpet, brick fireplace with a quarry tile hearth housing a gas fired stove, cove and artex ceiling, ceiling light, double glazed window, 'L' shaped wall shelf, TV point, 6 power points, storage heater, door and hatch to Kitchen and aluminium coated single glazed patio door to:-

Conservatory 12'10" x 7'2" (3.91m x 2.18m)

With uPVC double glazed windows and doors affording superb Coastal Sea views over St Brides Bay, natural stone wall, ceramic tile floor and uPVC double glazed patio door and pedestrian door to front garden.

Kitchen 14'6" x 7'7" (4.42m x 2.31m)

With ceramic tile floor, double glazed window with roller blind, range of floor and wall cupboards, single drainer stainless steel sink unit with mixer tap, cove and artex ceiling, plumbing for automatic washing machine, Maxistore heating timeswitch, telephone point, 10 power points, towel rail, part tile surround, built in Zanussi Double Oven, Zanussi 4 ring Ceramic Hob, Cooker Hood, cooker box, telephone point, strip light, smoke detector (not tested) and half glazed door to Rear Porch and door to:-

Walk in Pantry/Larder

With electric light and shelves.

Rear Porch 17'6" x 3'6" (5.33m x 1.07m)

With a paved floor and half glazed doors to rear and side Garden.

Bedroom 1 11'6" x 11'0" plus door recess 2'8" x 1'11" (3.51m x 3.35m plus door recess 0.81m x 0.58m)

With fitted carpet, double glazed window (affording superb Sea views), telephone point, 3 power points, built in Wardrobe with Cupboard above, artex ceiling, ceiling light and a built in Wardrobe with sliding doors and shelves.

Bedroom 2 11'3" x 10'7" plus door recess 2'9" x 1'7" (3.43m x 3.23m plus door recess 0.84m x 0.48m)

With fitted carpet, double glazed window to rear, wash hand basin in a vanity surround, tile splashback, storage heater, ceiling light, artex ceiling, 6 power points, towel rail and ceiling light.

Shower Room 7'2" x 7'3" maximum (2.18m x 2.21m maximum)

With vinyl floor covering, suite of WC, Wash Hand Basin in a vanity surround with cupboard below and a glazed and tiled Shower Cubicle with part Aquaboard walls and a Mira 8.4 T Supreme electric shower, toilet roll holder, double glazed window, mirror fronted bathroom cabinet,

electrically heated towel rail/radiator, 2 wall mirrors, shaver light/point, shelf and soap dish.

Externally

Adjoining the Property on the eastern gable end is a:-

Garage 16'0" x 14'0" approx (4.88m x 4.27m approx)

Of concrete block construction with rendered and whitened elevations under a pitched concrete tile roof. It has a metal up and over door, 2 single glazed windows, a strip light, pedestrian door and 2 power points.

The Property stands in reasonable sized triangular shaped garden with a Slate Paved Patio to the fore together with a sloping Lawned Garden with Flowering Shrubs, Hydrangeas and Evergreen Bushes. There is a Slate Paved Hardstanding/Patio adjacent to the Garage which allows for Off Road Vehicle Parking and on the western gable end of the Bungalow is a Lawned Garden together with a Slate Paved Path and a Garden Shed 7'0" x 5'0" approx. Directly to the rear of the Property is an elevated sloping Garden with Flowering Shrubs, a Bay Tree, Heathers etc together with a concreted path which leads out onto Anchor Down and gives access to the pedestrian door leading to the Garage.

The approximate boundaries of the Property are edged in red on the attached Plan to the Scale of 1/1250.

Services

Mains Water, Electricity and Drainage are connected. Electric Heating via Storage Heaters. Double Glazing. Loft Insulation. Telephone, subject to British Telecom Regulations.

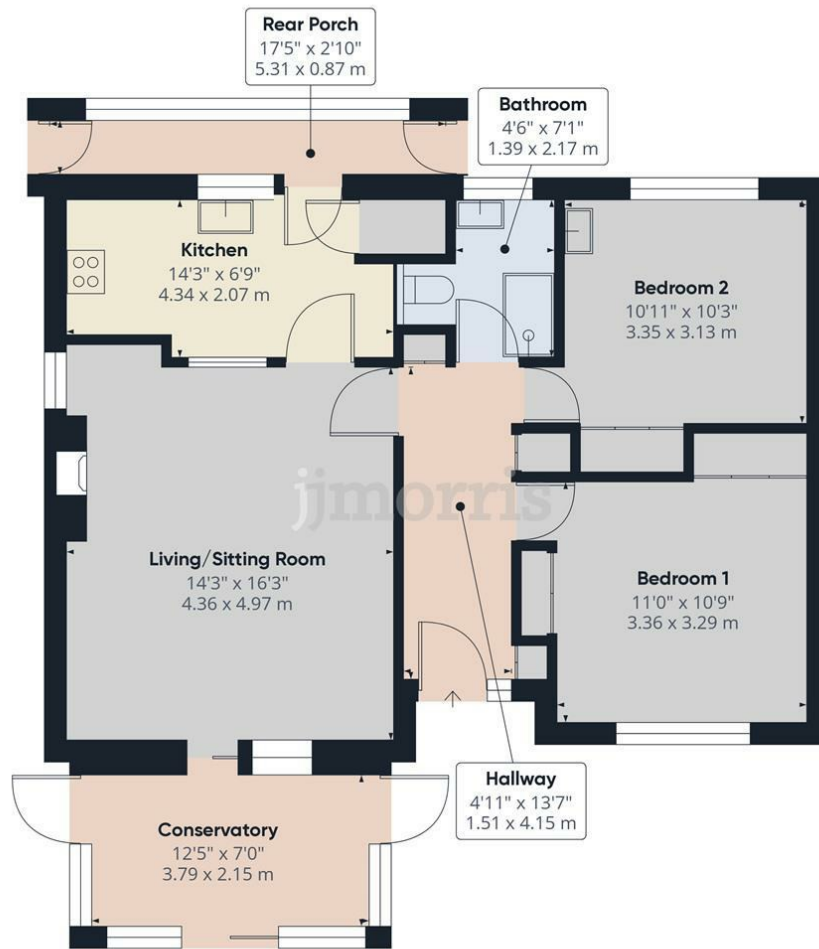
Tenure

Freehold with Vacant Possession upon Completion.

Remarks

16 Anchor Down stands on a good sized corner plot from where superb uninterrupted Coastal Sea Views can be enjoyed over St Brides Bay to Grassholm and Stockholm Islands. The Property has comfortable 2 Reception, Kitchen, Shower Room and 2 Bedroom accommodation which is now in need of modernisation and updating. In addition, it has a Garage as well as Off Road Vehicle Parking and a reasonable sized triangular shaped garden with a slate paved patio to the fore, sloping lawned gardens and flowering shrubs. It is offered 'For Sale' with a realistic Price Guide and early inspection is strongly advised.

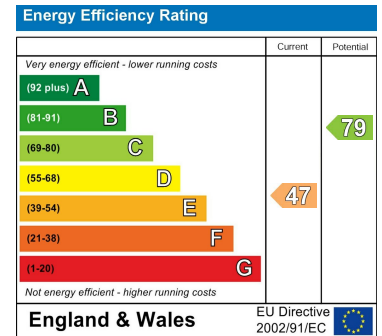
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com