



15 Panteg Road, Solva – SA62 6TN
£189,950

jjmorris.com



15 Panteg Road

Solva, Haverfordwest

Situated in an elevated position with attractive views across Solva, this property offers spacious and flexible accommodation, ideally suited to a range of requirements. The interior is arranged to provide multiple reception areas, including conservatories that maximise natural light and create additional versatile living spaces. Period features are present throughout, most notably a coal fire with a marble surround and distinctive green glass ceramic tiles. The layout includes a versatile loft room, which benefits from generous integrated storage solutions and has plumbing installed to facilitate the addition of a WC and shower if required. This configuration ensures adaptability for family living, home working, or guest accommodation. The property's elevated setting contributes to its sense of privacy and enhances the outlook from key rooms. Overall, the accommodation is well-proportioned and thoughtfully arranged to support a comfortable lifestyle, with scope for further enhancement or reconfiguration subject to individual needs. The property is well positioned for access to local amenities and transport links, making it a practical choice for those seeking a characterful home with flexible internal space and attractive views.

Council Tax band: E

Tenure: Freehold



FRONT PORCH

As you enter via elevated steps, you are welcomed by the charming front porch, featuring distinctive green glass ceramic tiles and glazed windows that beautifully frame the stunning views across Solva. A glass front door leading to:

HALLWAY

A bright and welcoming hallway leads to:

LIVING ROOM

A generously sized and inviting living area, featuring carpeted flooring, double-glazed windows to the front that beautifully complement the views, and built-in shelving to the side of the room. A traditional wood fire with an attractive marble surround and fireplace provides a charming focal point to the room. Door leading to:

KITCHEN

The well-proportioned kitchen features a range of oak Shaker-style cupboards, complemented by a white brick-style tiled splash back, radiator and attractive wood-effect flooring. A double-glazed window to the rear takes full advantage of the pleasant views of the elevated garden.

DINING AREA

A well-appointed dining area featuring attractive wood-effect flooring, with access to the rear porch and steps leading down to Conservatory One.

CONSERVATORY ONE

A spacious and versatile conservatory offering an excellent additional living space, ideal for a variety of uses such as a relaxing sitting room, dining area or home office. The room enjoys an abundance of natural light and benefits from lovely views across Solva.

REAR PORCH

A useful rear porch featuring attractive flagstone flooring and glazed windows overlooking and showcasing the garden beyond. With electricity supplied, this versatile space could also lend itself well to use as a utility area, providing practical additional storage and workspace.

BEDROOM

A spacious double bedroom offering a comfortable and relaxing retreat, with a double-glazed window to the front enjoying lovely views across Solva. The generous proportions provide ample space for bedroom furniture.

RECEPTION ROOM

A versatile reception room, previously utilized as a bedroom and an office, which has been thoughtfully reconfigured to suit a variety of needs. Offering excellent flexibility, the space could be used as a further sitting room, home office, hobby room or occasional bedroom. Stairs rise within the room leading to the loft room, with an attractive open entrance providing access to Conservatory Two.

CONSERVATORY TWO

A spacious and versatile second conservatory, offering ample room for a variety of uses, whether as a further sitting room, dining area, home office or hobby space. Enjoying a lovely connection to the outside, the conservatory provides direct access to the rear garden. Wood effect flooring.

LOFT ROOM

A versatile loft room, forming the newest addition to the property and offering excellent potential for a variety of uses, subject to any necessary consents. The room provides generous storage space and has plumbing installed for the addition of a WC, sink and shower.

EXTERNALLY

The property occupies a generous elevated plot, enjoying an attractive position with well-established gardens surrounding the home. To the front, steps lead up to a pleasant patio area, bordered by a variety of mature shrubs and attractive planting, creating a welcoming and private approach to the property. The gardens provide ample outdoor space for relaxing, entertaining and enjoying the peaceful surroundings. The rear garden is arranged over an elevated position, offering a good degree of outdoor space and potential for a variety of uses. A pathway provides access to a useful garden shed, with a further brick and block-built shed situated higher up the garden, providing excellent additional storage. The elevated layout creates an attractive setting and offers plenty of scope for enjoying the garden.

PARKING AREA

The property benefits from a designated parking area for up to 3 Vehicles.

RIGHTS OF ACCESS

A right of access provides pedestrian access to the property, passing alongside the neighboring property and leading through a gate towards the front of 15 Panteg Road.

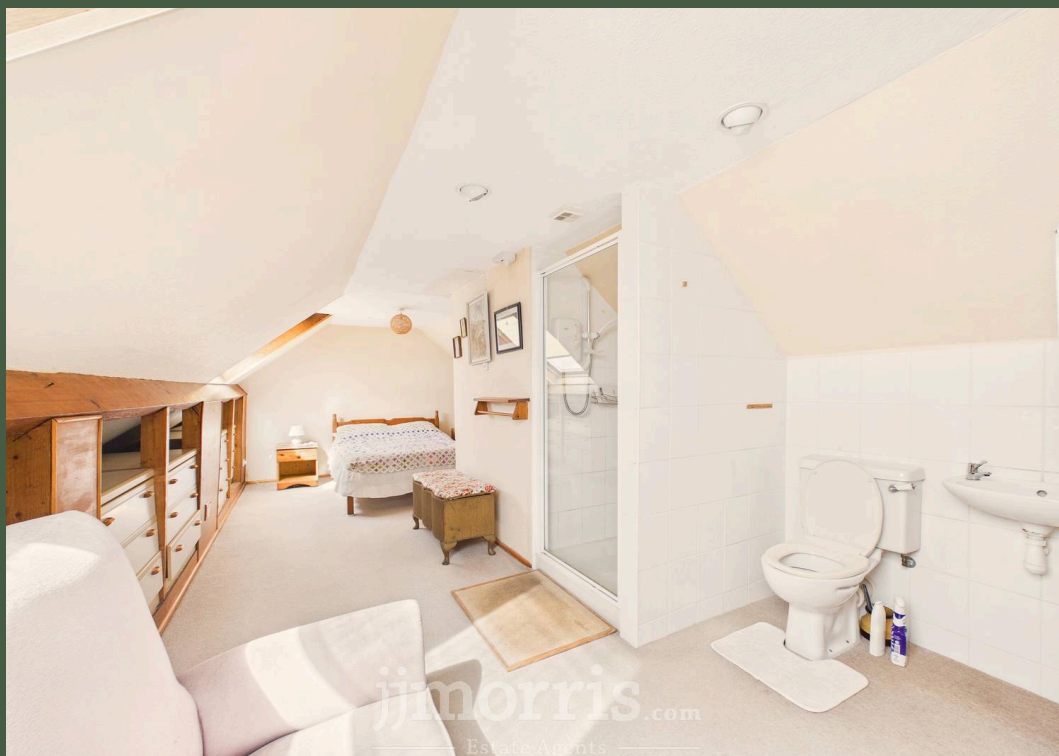
What3Words

///drew.clenching.accordion : to the front of the property. ///nothing.letters.daunted : to the rear of the property – parking space.

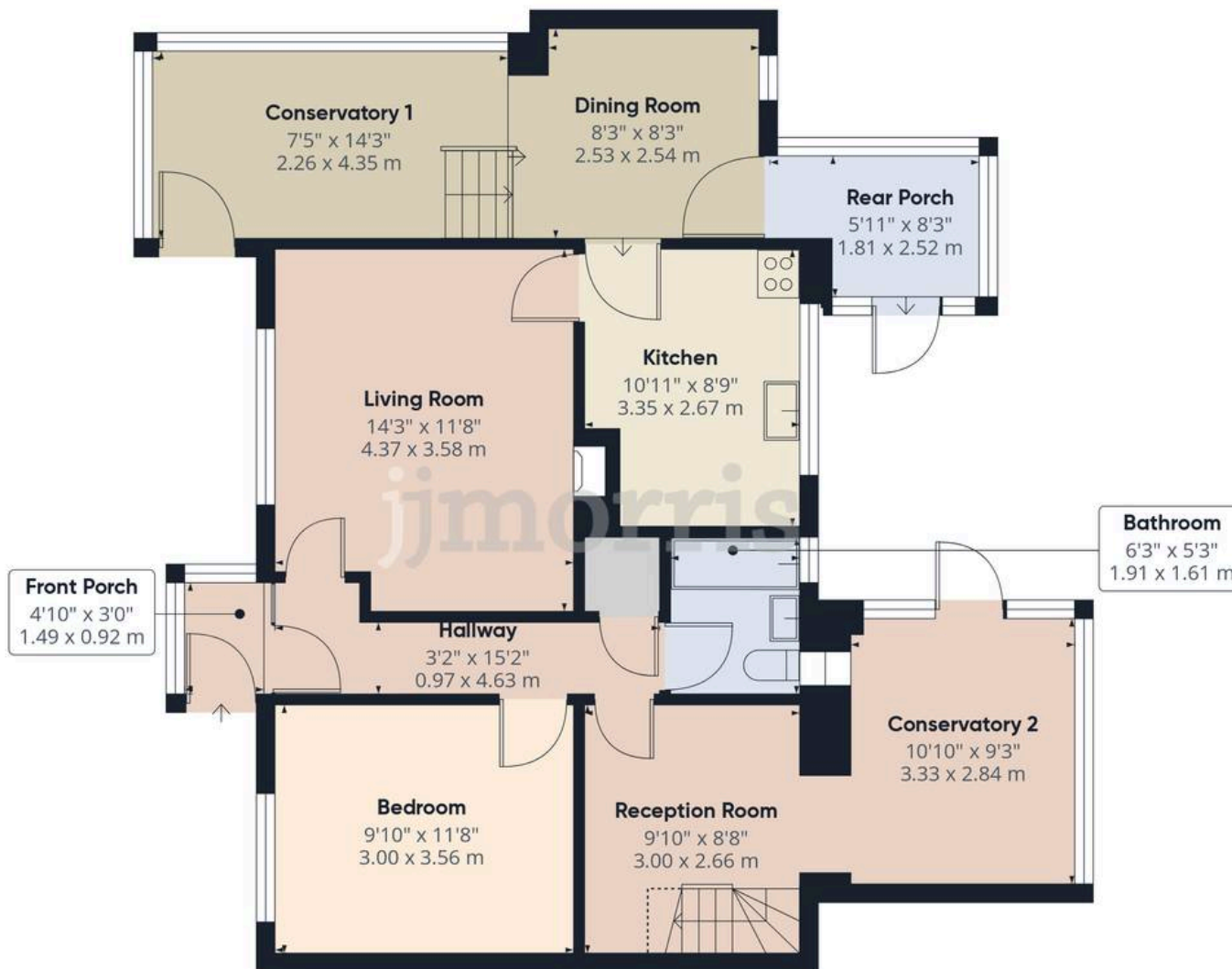












Floor 0



Floor 1







JJ Morris Haverfordwest

J J Morris, 4 Picton Place – SA61 2LX

01437760440

haverfordwest@jjmorris.com

www.jjmorris.com/

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