

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, Mains Drainage  
HEATING: Oil  
TAX: Band F

We would respectfully ask you to call our office before you view this property internally or externally

IRK/ESL/10/25/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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
EMAIL: [haverfordwest@westwalesproperties.co.uk](mailto:haverfordwest@westwalesproperties.co.uk)  
TELEPHONE: 01437 762626

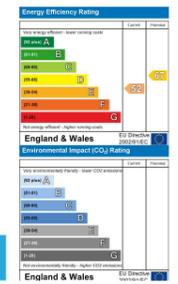


### Min Yr Afon Middle Mill, Solva, Haverfordwest, Pembrokeshire, SA62 6XD

- Detached House
- Very Well Presented
- Sought After Hamlet
- Adjacent Land Measuring 0.8 Acres
- 1 Mile To Solva, The Harbour And Coast
- Five Double Bedrooms Plus Attic Room
- Oil Fired Aga
- Garden To The Rear
- Double Garage And Adjoining Garage
- EPC Rating: E

£700,000

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**The Agent that goes the Extra Mile**





Welcome To Min Yr Afon, a substantial and versatile detached property which is well equipped to cater to any family dynamic. The property is located in Middle Mill, approximately 1 mile out of Solva, where amenities, transport links and the stunning harbour and coastline are found.

The layout of the property briefly comprises of a kitchen/diner with a solid wood kitchen and a feature oil fired Rayburn Royal, a living room which is divided in two by a central staircase and a large bay window to the front, a utility room, downstairs WC and an office/play room on the ground floor. On the first floor there are three double bedrooms served by fitted storage and wash hand basins. A further bedroom leads through to the fifth bedroom and an en-suite shower room with a separate access point- this configuration offers excellent potential for an annexe to give independent living space. The property is beautifully presented with oil fired heating, double glazing, and desirable features including a woodburning stove and exposed stone wall in the living room. A door from the office/play room leads through to an integral garage, fitted with electricity and offering great storage or dry parking.

Externally, there is a patio seating area to the rear, progressing onto a tiered garden and hardstanding with a greenhouse. On the opposite side of the road is an extensive garden area, measuring approximately 0.8 acres, aside a stream and stone bridge. There is a further vegetable garden, a detached double garage and a substantial off road parking area, perfect for a motorhome/caravan or boat! A short walk from the property leads to a historic well, fabled to be used by fairies and visited by pilgrims.

This fantastic family home is not to be missed, viewing is highly recommended!

The sought-after village of Solva, in the heart of the Pembrokeshire Coast National Park, offers wonderful opportunities for boating enthusiasts and walkers, as well as restaurants, cafes, public houses, shops, galleries, 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 ruined Bishops Palace, and is within easy reach of some of Pembrokeshire's most popular sandy beaches, such as Newgale and Whitesands.



## DIRECTIONS

From our Haverfordwest office take the A487 towards St Davids. Enter the village of Solva, over the bridge, and turn right at the Cambrian Inn. Continue on this road for approximately 1 mile. Turn right over the bridge at Middle Mill, and the property can be found on the left-hand side. What3Words: ///sizzled.rise.foresight

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.