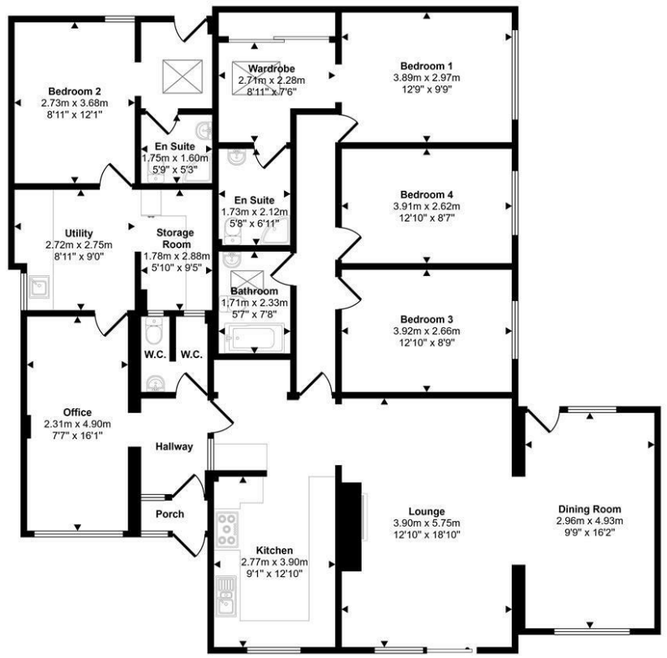
Approx Gross Internal Area
166 sq m / 1785 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: LPG Gas
TAX: Band E

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

AMA/MSH/11/26/AMA/OK

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @WWProps
https://www.facebook.com/westwalesproperties/

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.

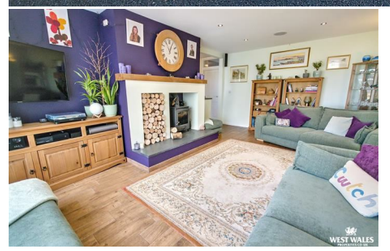
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

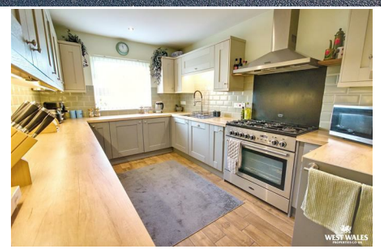
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01437 762626
www.westwalesproperties.co.uk



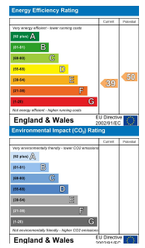






Coedmor Llanungar Lane, Solva, Haverfordwest, SA62 6UA

- Detached Bungalow
- Four Bedrooms
- South Facing Garden
- Annexe Potential
- Master Bedroom with Dressing Room
- Coastal Village
- Ample Private Driveway Parking
- Open Plan Living Accomodation
- Two En Suites
- EPC Rating: E



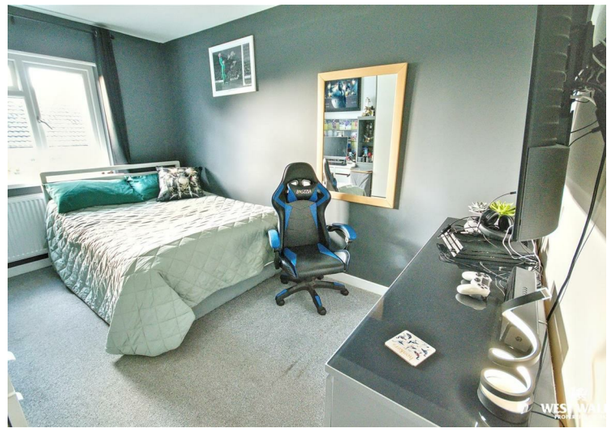
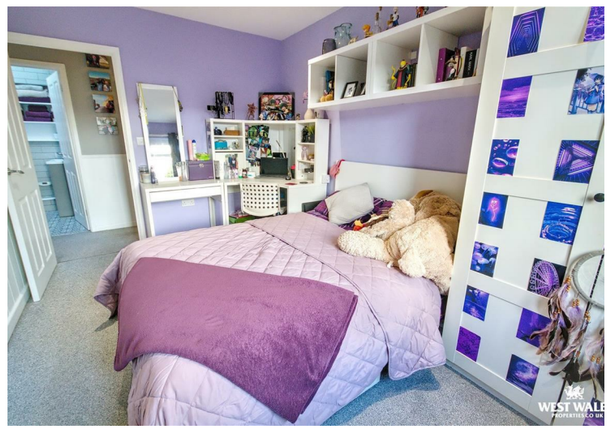
Offers In Excess Of £450,000

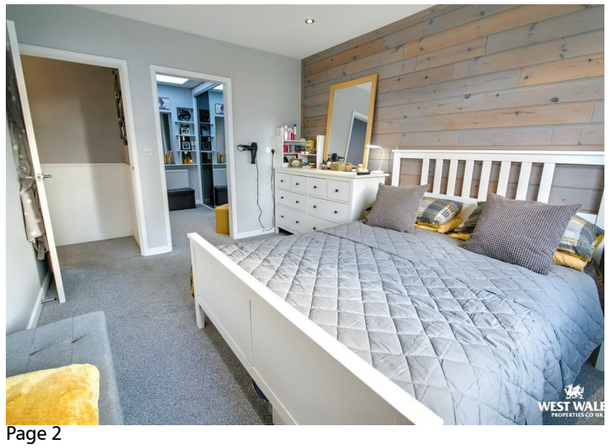
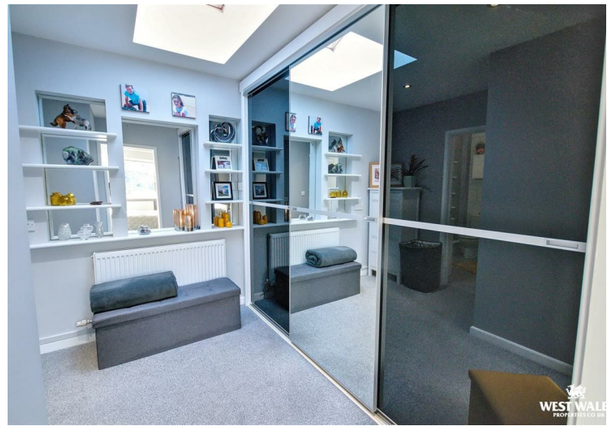
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The Agent that goes the Extra Mile






A great opportunity to acquire a ready to move into family home, located on the edge of the coastal village of Solva. Within walking to distance to the idyllic harbour and village centre, the property is perfect for those looking to be close to the coast. This versatile detached bungalow would make a fantastic family home, holiday home or retirement property. Viewing is highly recommended!

Upon entering the property, you welcomed by an accommodating hallway with convenient W.C. Off the hallway to the left is the converted garage, currently used as a hair salon, leading into a useful utility room, double bedroom, shower room and finished with a private rear entrance into the annexe. To the right from the entrance hallway is the open-plan living area, featuring a modern fitted kitchen with integrated white-goods, living room complete with a log burner, and dining room with patio doors leading onto the rear garden. Further accommodation includes a modern family bathroom and three further double bedrooms, with the master bedroom including a generous dressing room and private en-suite shower room.

Externally, a south-facing lawned garden wraps around the property, and is home to variety of plants and shrubs. A choice of two decked patio areas provide a great space for outside seating, and is ideal for dining al fresco in the summer months. There is also ample parking for several cars on the private, gated driveway.

The sought-after village of Solva, in the heart of the Pembrokeshire Coast National Park, offers wonderful opportunities for boating, 'bucket and spade' enthusiasts and walkers, as well as restaurants, cafes, public houses, shops, galleries, places of worship, post office, doctor's surgery, and primary school. It is some 12 miles north west of the county town of Haverfordwest, 3 miles from St David's, with its famous Cathedral and ruined Bishops Palace, and is within easy reach of some of Pembrokeshire's most popular beaches such as Newgale and Whitesands.





DIRECTIONS

From Haverfordwest, take the A487 towards St Davids, passing through Simpson Cross, Roch, Newgale and Penycwm. On reaching Solva, proceed through Lower Solva and follow the road up the hill. Bear right onto Llanungar Lane, where the property will be on your right-hand-side. What3Words:stylists.robot.seashell

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.