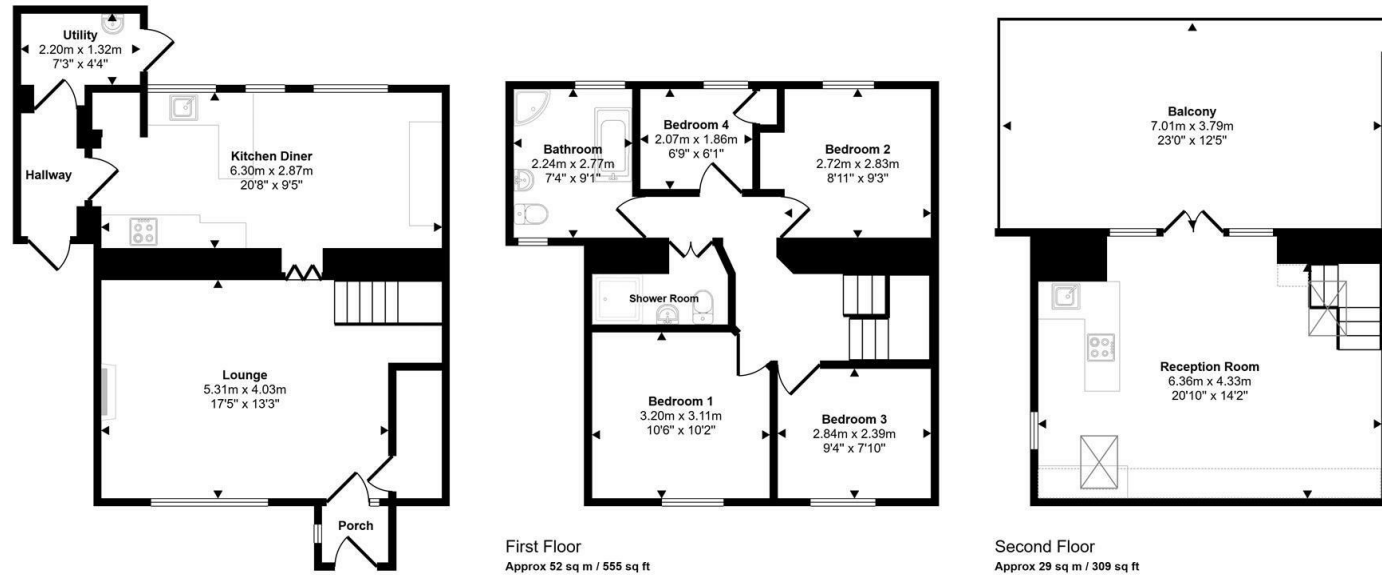


Approx Gross Internal Area  
136 sq m / 1464 sq ft



Ground Floor  
Approx 56 sq m / 600 sq ft

Denotes head height below 1.5m

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, Mains Gas

HEATING: Electric

TAX: Band N/A

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

IRK/ESL/06/26/DRAFT

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](mailto:haverfordwest@westwalesproperties.co.uk)

TELEPHONE: 01437 762626

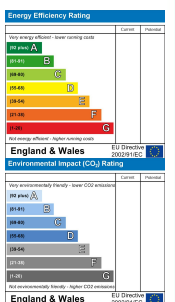


## Tan y Craig 22 Main Street, Solva, Haverfordwest, Pembrokeshire, SA62 6UU

- Semi Detached House
- Yards From The Harbour
- Two Reception Rooms
- Bathroom And Shower Room
- Parking To Front
- Located In The Heart Of Solva
- Four Bedrooms
- Beautifully Presented
- Decked Seating Area To Rear
- EPC Rating: TBC

Offers In The Region Of £525,000

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

**The Agent that goes the Extra Mile**





Situated in the very heart of the ever-popular coastal village of Solva, just yards from the picturesque harbour, this charming tri-storey semi-detached home offers beautifully presented accommodation brimming with character and original features.

Sympathetically enhanced to retain its traditional appeal, the property seamlessly combines period charm with comfortable modern living. The ground floor comprises a welcoming entranceway with useful storage/utility area, an attractive open-plan kitchen/dining room with fitted kitchen, and a cosy living room centred around a wood-burning stove.

The first floor features a landing leading to four bedrooms, a shower room, and a stylish family bathroom complete with a freestanding roll-top bath.

Occupying the top floor is a stunning additional living space with supplementary kitchen facilities, a vaulted ceiling showcasing exposed beams and stonework, and French doors opening onto an elevated balcony seating area to the rear—an ideal spot to relax and enjoy the village atmosphere. There is parking to the front for one car.

A delightful village home in an enviable location, offering flexible accommodation, character features throughout, and easy access to Solva's renowned harbour, coastal walks, galleries, cafés, and amenities. Early viewing is highly recommended to fully appreciate all that this unique property has to offer. \*\*No onward Chain\*\*

The sought after harbour village of Solva, in the heart of the Pembrokeshire Coast National Park, offers restaurants, cafes, public houses, shops, galleries, post office, 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 is within easy reach of some of Pembrokeshire's most popular sandy 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 the village and the property can be found on the right hand side, What3Words: ///village.secures.lifestyle

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