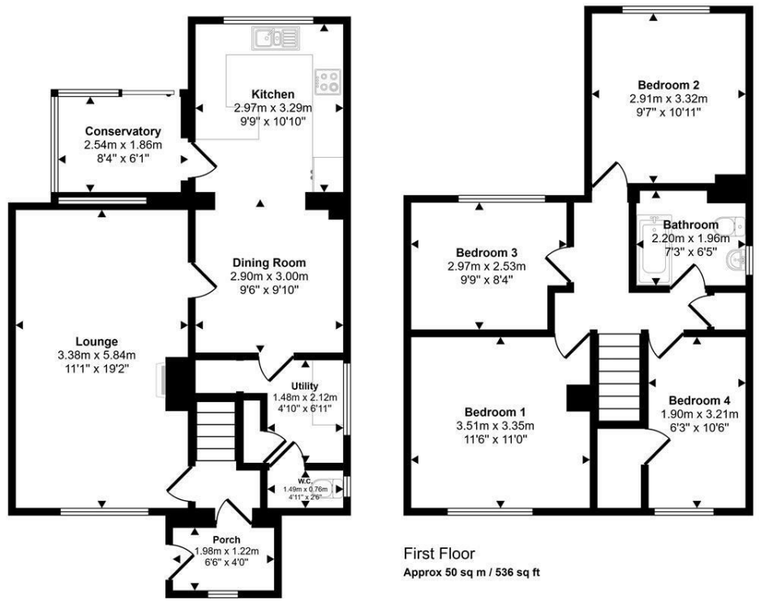
Approx Gross Internal Area
108 sq m / 1160 sq ft



Ground Floor
Approx 58 sq m / 625 sq ft

First Floor
Approx 50 sq m / 536 sq ft

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 C

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

CFH/ESL/09/25/OK EJL

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

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EMAIL: haverfordwest@westwalesproperties.co.uk
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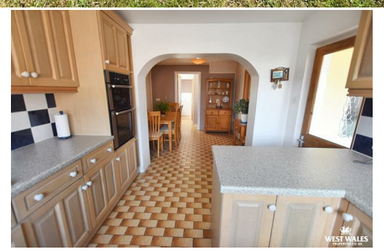
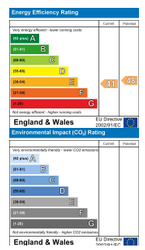


48 Brodawel, Solva, Haverfordwest, Pembrokeshire, SA62 6TZ

- End Terrace House
- No Local Restrictive Covenant
- Rear Access
- Sought After Coastal Village
- Outbuilding
- Four Bedrooms/Two Reception Rooms
- Front And Rear Gardens
- No Onward Chain
- Solar Panels
- EPC Rating: E



Offers Around £230,000

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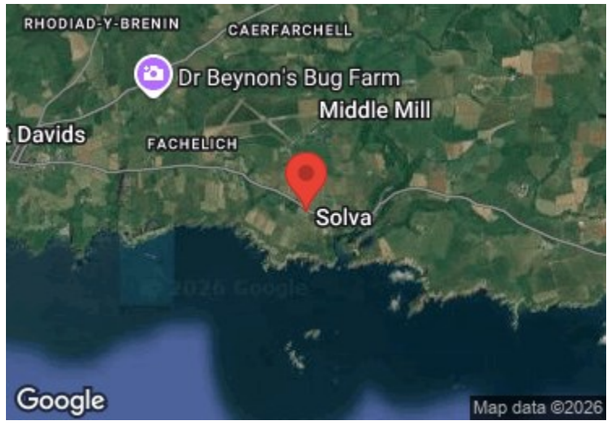
48 Brodawel is a well equipped end terrace house located in the periphery of Solva, close to local amenities within this quaint coastal village centre with shops, restaurants and picturesque harbour. The layout of the property briefly comprises of an entrance porch and hallway, living room, open plan kitchen/dining room with adjoining utility room, downstairs WC and a rear porch/sun room on the ground floor. On the first floor, a landing leads through to four well proportioned bedrooms served by a family bathroom with an over bath shower. Glimpses of the sea can be enjoyed from the front facing bedrooms. The property is served by LPG gas heating and double glazing, with privately owned solar panels generating reduced energy bills.

Externally, the property is located on a residential cul-de-sac with plenty of on street parking, also there is gated rear access. To the front of the property is a well tended lawned garden enclosed by a low level boundary wall. The rear garden is laid to low maintenance patio with an outbuilding offering handy work/storage space.

With the further appeal of no onward chain, this is a fantastic family home or first time buy! Viewing is highly recommended!

The sought-after village of Solva offers wonderful opportunities for boating enthusiasts and walkers, as well as having great restaurants, cafes, public houses, shops, galleries, places of worship, 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 David's, with its famous Cathedral and ruins of Bishops Palace, and is within easy reach of some of Pembrokeshire's most popular sandy surfing beaches, such as Newgale and Whitesands.



DIRECTIONS

From our Haverfordwest Office, proceed up High Street and follow the one way system to Lidl. Take the left turning at Lidl. At the roundabout, take the first exit, and at the second roundabout take the second exit. Proceed on this road for just over 10 miles, passing Newgale and Penycwm. Continue through Lower Solva and up High Street. Proceed on this road until you see Brodawel signposted on your left hand side. Take the turning. When in the estate, take the left turning and the property will be found ahead on the left hand side What3words: toxic.fruits.debater

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