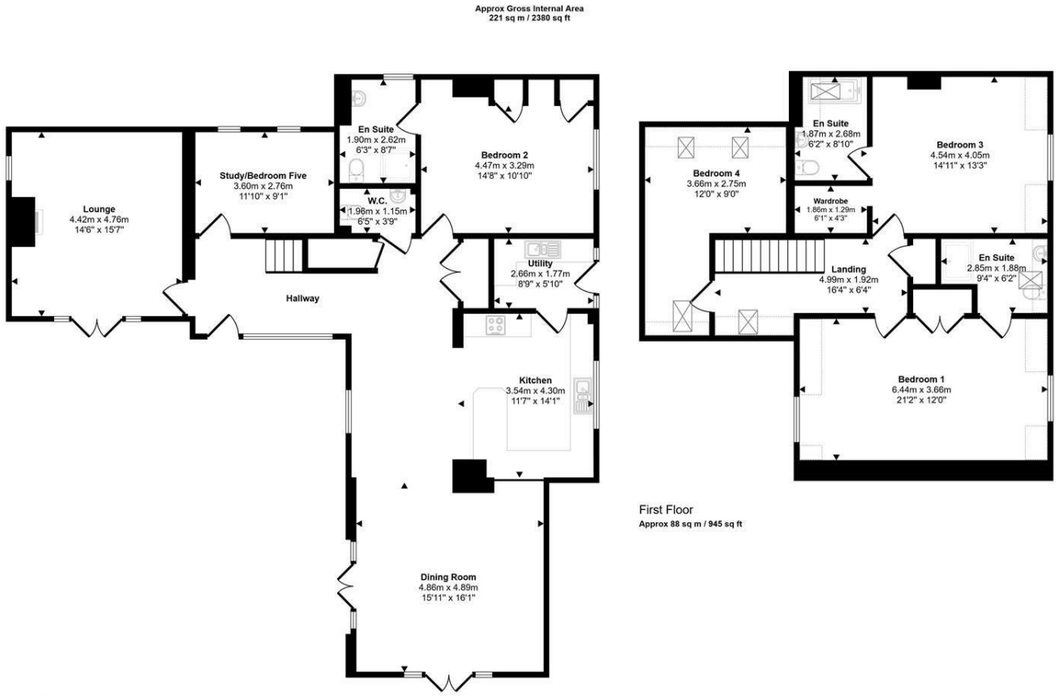


VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, private drainage system.
HEATING: Oil
TAX: Band F

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

IRK/ESL/01/26/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,

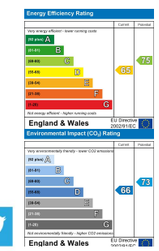
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01437 762626
www.westwalesproperties.co.uk

Churchview Whitchurch, Solva, Haverfordwest, Pembrokeshire, SA62 6UD

- Detached House
- Beautifully Presented Internally And Externally
- Vaulted Ceilings With Exposed A-Frame Structure
- Close To Coast And Solva Harbour
- Detached Garage
- Up To Five Double Bedrooms
- Open plan Living/Dining/Kitchen
- Underfloor Heating Downstairs
- En-Suite Bedrooms
- EPC Rating D



Offers In Excess Of £600,000

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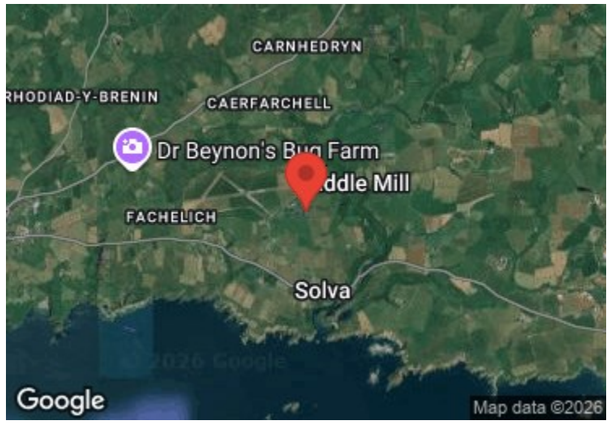
The Agent that goes the Extra Mile

Churchview is a beautifully presented detached house located in a sought-after coastal hamlet, close to Solva and St David's, enjoying a pretty outlook onto the adjacent church. The layout of the property briefly comprises an Entrance Hall with Cloakroom, Lounge, an open plan kitchen/dining/sitting room with a modern fitted kitchen with appliances, and a utility room. There are two bedrooms downstairs, one with an en-suite shower room and fitted wardrobes, the other would also work well as a study or fifth bedroom. On the first floor are three further double bedrooms, one with en-suite shower room and fitted wardrobe, one with en-suite bathroom and walk-in wardrobe, while the third would also make a good home office. The property is in an excellent decorative order with ceramic tiled flooring, oak doors, vaulted ceilings, French doors and two multi-fuel burners. The property is served by double glazing, oil underfloor heating downstairs, radiators upstairs.

Externally, there is a driveway providing off road parking for three/four cars and access to the detached garage, which has an electric door, electricity supply and overhead storage in the eaves. A pedestrian gate leads through to a low maintenance, sheltered, South and West facing courtyard garden which is paved with decorative bedding areas.

This is a fabulous home that can be configured to suit any family dynamic, but its superb location also offers the possibility of a holiday let venture/second home. Viewing is highly recommended in order to appreciate!

Whitchurch is a small hamlet which lies 3/4 mile from the sought after village of Solva, in the heart of the Pembrokeshire Coast National Park. Solva offers wonderful opportunities for boating enthusiasts and walkers, as well as restaurants, cafes, public houses, shops, galleries, places of worship, post office, doctors' surgery, and primary school. It is some 12 miles Northwest of Haverfordwest and 3m from St David's.



DIRECTIONS

From our office in Fishguard, take the A487 towards St Davids. Pass through the hamlet of Carnhedryn, and turn left through the hamlet of Caerfarchell (brown sign points to Studio Pottery). Follow the road past the former St Davids Airfield till you meet a T Junction in Whitchurch. Turn right and immediately right again, where the drive and garage will be found on the right hand side. What3Words: Pulps.polar.hacking

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