



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: We are advised Freehold
Tax: Band C

HAL/AMR/05/21/OK

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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.

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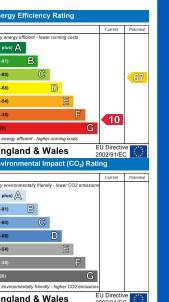


16 High Street, Solva, Pembrokeshire, SA62 6TF

- Character Property
- Garden & Patio
- Close to Village Amenities
- Garage & Parking Space
- Two Reception Rooms
- Sought After Location
- Walk to Solva Harbour
- Three Bedrooms
- Multi Fuel Stove
- EPC Rating G

Offers In Excess Of £380,000

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The Agent that goes the Extra Mile



Located within the Pembrokeshire Coast National Park, in the heart of Solva, this Georgian property boasts a wealth of character and charm throughout. Ideally situated just a short walk away from the beautiful Coastal Path and Solva Harbour, and only a short drive away from the famous Cathedral City of St David's, this property offers great potential to make a lovely home.

This charming property briefly comprises; entrance hallway, lounge with multi-fuel burner and ceiling timbers, dining room with original bread oven feature, kitchen with a selection of built-in base units and family shower room. Stairs lead up to the first floor, with two double bedrooms and one single bedroom. The property further benefits from an air circulation system.

Externally, to the rear of the property, the garden is laid to lawn with flower borders, a paved patio area, and a block built garage with an access door from the garden. There is also an off-road parking space beside the garage entrance.

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



ENTRANCE HALLWAY
4'10 x 7'3 (1.47m x 2.21m)

BEDROOM 1
11' max x 14' (3.35m max x 4.27m)

LOUNGE
10'9 x 14' (3.28m x 4.27m)

BEDROOM 2
5' x 9' (1.52m x 2.74m)

DINING ROOM
14'2 x 11'1 (4.32m x 3.38m)

BEDROOM 3
14' x 10'10 (4.27m x 3.30m)

KITCHEN
6'1 x 17'9 (1.85m x 5.41m)

GARAGE
10'10 x 23'1 (3.30m x 7.04m)

SHOWER ROOM
6' x 7' (1.83m x 2.13m)

FIRST FLOOR LANDING



DIRECTIONS

From Haverfordwest, take the A487 towards St Davids, passing through Simpsons Cross, Roch, Newgale, and Penycwm. On reaching Solva, proceed through Lower Solva and follow the road up the hill. The property sits opposite the Royal George Public House so turn first right into Anchor Down, then right again. The rear of the property is situated a few houses on your right-hand side with the recognizable royal blue garage door.

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