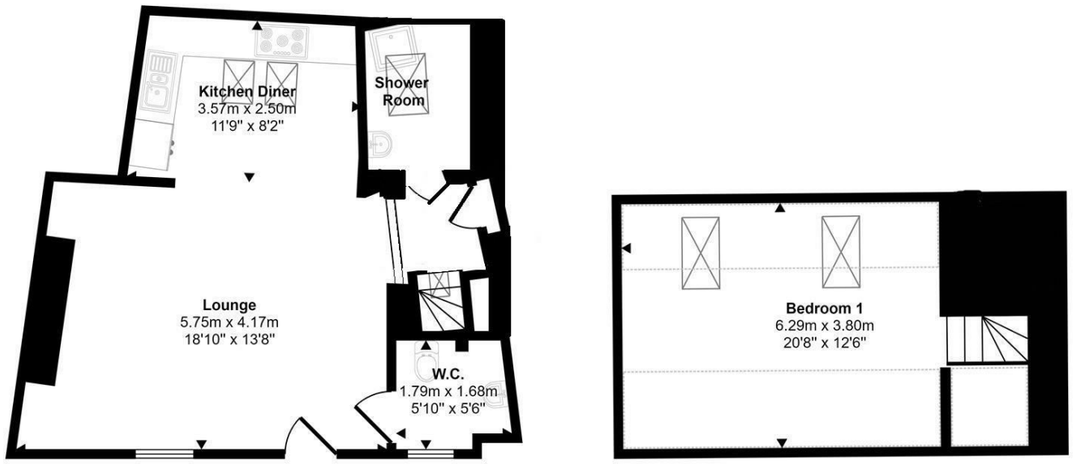
Approx Gross Internal Area
67 sq m / 722 sq ft



Ground Floor
Approx 41 sq m / 445 sq ft

First Floor
Approx 26 sq m / 276 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: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band ' N/A'

ref: LG/07/23/CPS/07/23 T
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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.

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

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EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk

Y Bwthyn Bach Gwyn 10 High Street, Solva, Haverfordwest, Pembrokeshire, SA62 6TF

- **Stone Cottage**
- **Character Features**
- **Sought After Area**
- **Parking**
- **Walking Distance to Coast**
- **Listed Building**
- **Electric Heating**
- **Ideal Holiday Let**
- **Log Burner**
- **EPC: Exempt**

Offers Around £175,000

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The Agent that goes the Extra Mile

A well presented traditional Grade II Listed cottage situated within the heart of Solva, within walking distance of the village and the picturesque harbour. Y Bwthyn Bach is full of character and charm retaining many of its original features including a stone wall with feature fireplace and exposed beams. The property has been tastefully decorated, and would make a great investment opportunity.

The ground floor accommodation briefly comprises an open plan living, kitchen and dining area with exposed stone wall. The kitchen/diner benefits from fitted wall and base units - this space offers a great space for socialising. There is a shower room and cloakroom. The staircase leads to the first floor where there is a double bedroom again with a feature exposed stone wall and Velux windows.

This property makes an ideal holiday let in a sought after area and viewing is recommended to appreciate what this wonderful cottage by the sea has to offer!

The village of Solva, is within in the heart of the Pembrokeshire Coast National Park, offers wonderful opportunities for boating or 'bucket and spade' 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 North West of the county town of Haverfordwest and 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 sandy surfing 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 over the bridge and along the main street, proceed up the hill onto High Street, where the property will be found on the right-hand side. What3Words reference: studs.emeralds.fruity

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