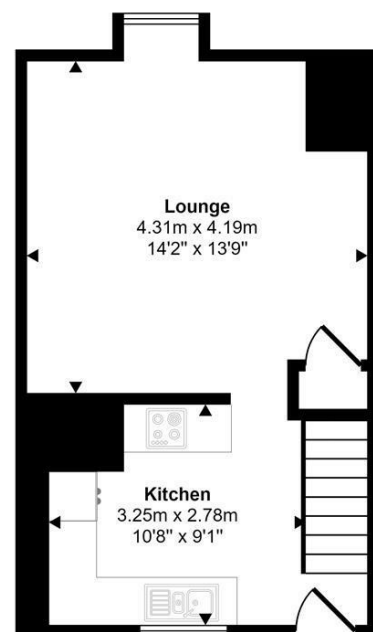
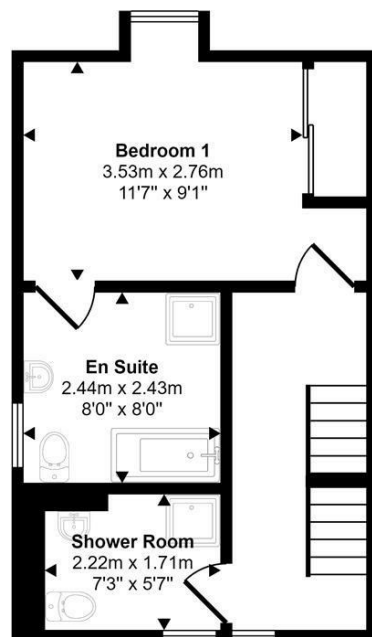


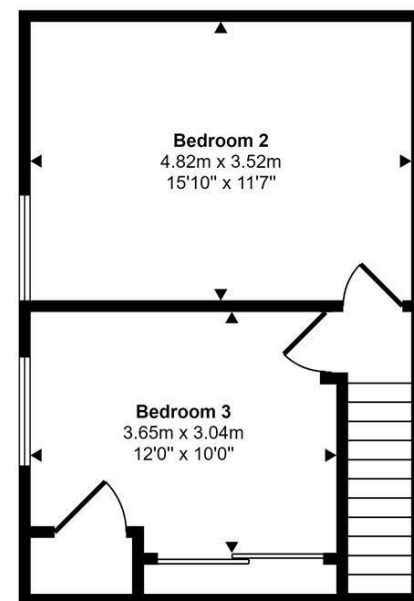
Approx Gross Internal Area  
98 sq m / 1054 sq ft



Ground Floor  
Approx 31 sq m / 338 sq ft



First Floor  
Approx 32 sq m / 341 sq ft



Second Floor  
Approx 35 sq m / 375 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: We are advised Freehold.

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band D

CFH/ESL/03/23/OKSSG

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

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.

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

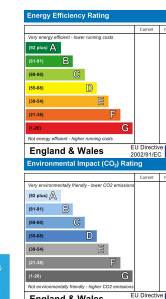


## 1 The Mariners Main Street, Solva, Pembrokeshire, SA62 6UU

- End Terrace Cottage
- Beautifully Presented
- Walking Distance to Harbour
- Ideal Holiday Home
- En-Suite Shower Room
- Three Double Bedrooms
- Sought After Coastal Location
- Courtyard To Rear
- Open Plan Living Area
- EPC Rating : TBC

Offers In The Region Of £290,000

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**The Agent that goes the Extra Mile**





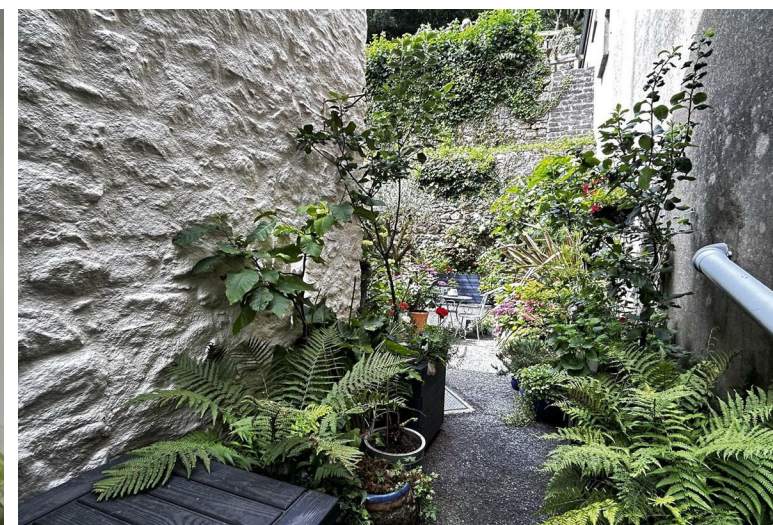
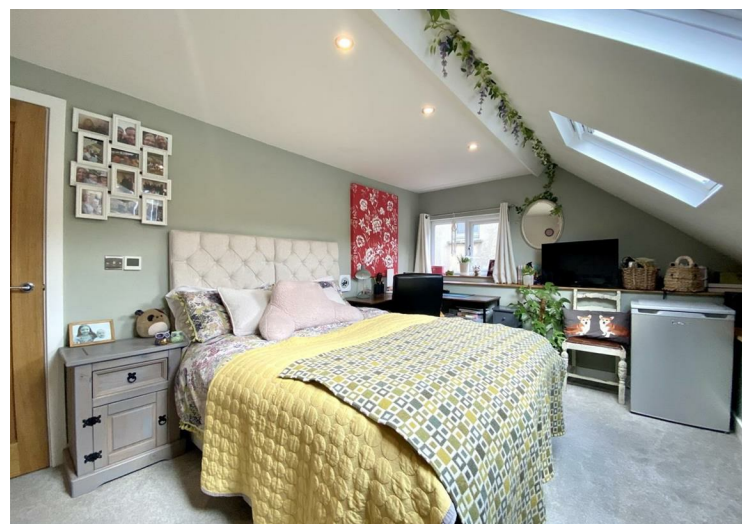
\*\*\* Character Cottage in Sought after Coastal Village \*\*\*

A brilliant opportunity this acquire a immaculately presented end of terrace cottage, within a short walk of Solva Harbour, on the North Pembrokeshire coast. The property would make a great first time buy, holiday home, or even great for someone looking to downsize near the coast. Providing an abundance of charm throughout, viewing is highly recommended!

The accommodation is set over three floors and comprises: open plan living room/kitchen providing a welcoming atmosphere. The first floor provides the master bedroom with en-suite bathroom and a family shower room. On the second floor is two further double bedrooms. The property is presented beautifully, boasting a modern kitchen and bathroom suites with a freestanding bath in the en-suite. The property benefits from double glazing and electric underfloor heating.

Externally, a secure gated access leads from the street to a rear enclosed courtyard area. The harbour is just a few minutes walk away from the property, with a variety of village amenities right on your doorstep.

The sought after village of Solva, 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 the village and the property can be found on the right hand side, opposite a pottery shop. No parking outside the cottage. What3Words: twinkling.pining.strecher.

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