

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.

**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 'Non Domestic'

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

LG/5/22/CLM/OK/12/5/22

**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

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## Bridge View Cottage, Solva, Haverfordwest, Pembrokeshire, SA62 6XD

- DETACHED COTTAGE
- THREE BEDROOM
- RURAL HAMLET LOCATION
- COUNTRYSIDE VIEWS
- CLOSE TO SOLVA
- CHARACTER FEATURES
- GAS (LPG) CENTRAL HEATING
- IDEAL HOME OR INVESTMENT
- ENCLOSED GARDEN AND TERRACE
- EPC RATING: F

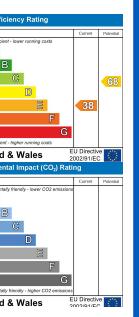
Offers In Excess Of £400,000

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***The Agent that goes the Extra Mile***





## Entrance Porch

### Lounge

12'7 max x 21'4 max (3.84m max x 6.50m max)

### Kitchen

8'4 x 15'2 (2.54m x 4.62m)

### Bathroom

4'9 x 12'1 (1.45m x 3.68m)

### Dining Room

12'4 x 9'10 (3.76m x 3.00m)

### Bedroom One

9'7 max x 13'1 max (2.92m max x 3.99m max)

### Bedroom Two

9'9 max x 10'2 max (2.97m max x 3.10m max)

### Bedroom Three

12' x 12'3 max (3.66m x 3.73m max)

### En-Suite WC

3'9 x 5'7 (1.14m x 1.70m)

## DIRECTIONS

From our Haverfordwest office take the A487 towards St Davids. Enter the village of Solva, over the bridge, and turn right at the Cambrian Inn. Continue on this road for approximately 1 mile. Turn right over the bridge at Middle Mill, bear right and go up the hill, the turning for Bridge view will be on the corner on your left hand side.



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