



VIEWING: By appointment only via the Agents.  
TENURE: Leasehold with share of freehold . 999 years from 2009, 2025 fees total £2605.  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
Property has Mains Electric, Mains Water, Shared Private Drainage System  
HEATING: Electric  
TAX: Band E

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

IRK/ESL/11/25/DRAFT

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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.

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  
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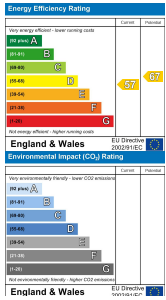


## Bay View Flat 1 Llanunwas, Solva, Haverfordwest, Pembrokeshire, SA62 6UJ

- Ground Floor Apartment
- Master Bedroom With Ample Storage And En-Suite Shower Room
- Communal Grounds
- Views Of The Coast
- Well Presented
- Three Double Bedrooms
- Communal Parking
- Located Down A Private Driveway
- No Onward Chain
- EPC Rating: D

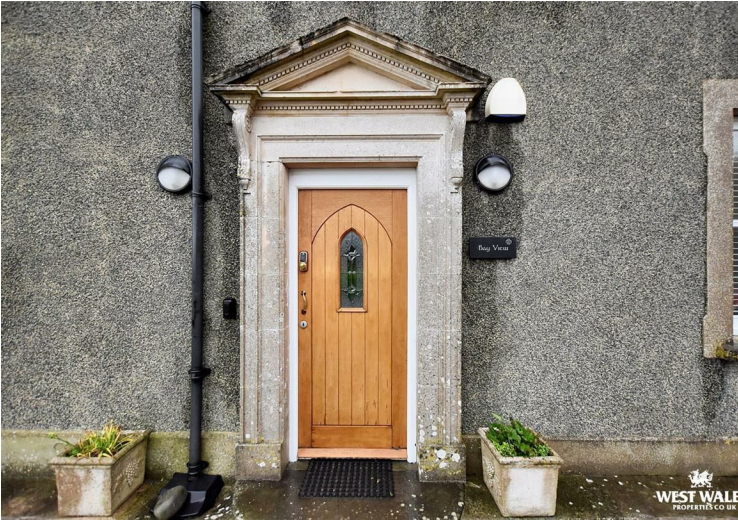
**Offers In Excess Of £300,000**

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**The Agent that goes the Extra Mile**



Bay View is a well proportioned ground floor apartment set in a manor house amongst its own grounds. The property is located on the outskirts of Solva, and enjoys far-reaching views of the stunning Pembrokeshire Coastline. Accessed through it's own front door from the car park, the layout briefly comprises of an entrance hallway, an open plan living/dining room leading through to the kitchen area with integral appliances, master bedroom with fitted wardrobes and an en-suite shower room, two further double bedrooms and a family bathroom with separate shower unit. The property is in a good decorative order, with neutral colours throughout.

Externally, the property sits amongst its own grounds, with a private driveway running through the woodlands to an ample communal car park. The gardens are mostly laid to lawn, where incredible sea and countryside views can be enjoyed.

With the added appeal of no onward chain, this is a fantastic Second Home or Holiday Let venture. Viewing is highly recommended!

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 up the hill, before you leave the village, you will see a left-hand turn onto a private drive. Turn down here, the driveway forks to the right, where you will find the main car park. What3Words: meanest.stews.bypassed

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