



**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 'currently business rated'

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

LG/22/CLM/OK/31/06/22

**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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## Panteg Farmhouse Cottage Panteg Road, Solva, Pembrokeshire, SA62 6TN

- DETACHED HOUSE
- DESIREABLE COSTAL LOCATION
- DRIVEWAY PARKING
- SOLAR PANELS AND UNDERFLOOR HEATING
- ECONOMICAL HEAT PUMP SYSTEM
- FOUR BEDROOM
- SEA VIEWS
- ENCLOSURE GARDEN
- SUN ROOM & BALCONY TERRACE
- EPC RATING: C

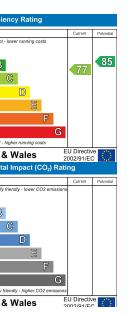
**Offers In Excess Of £600,000**

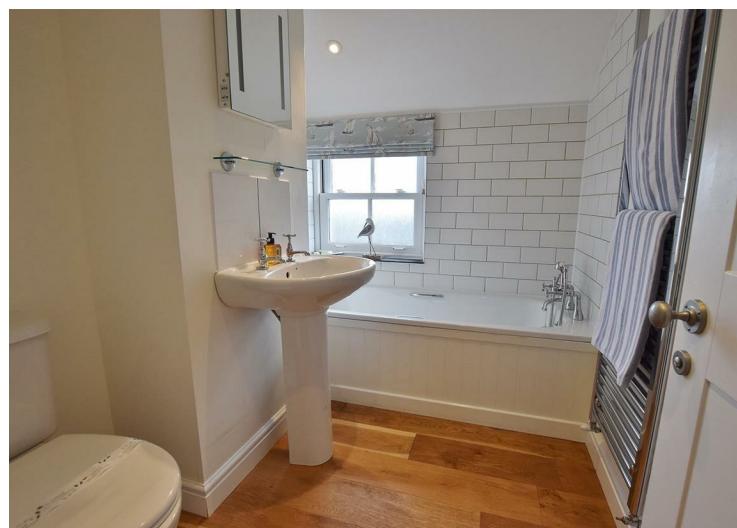
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***The Agent that goes the Extra Mile***





An excellent opportunity to purchase an immaculately presented detached house built by award winning local builders LNB construction. Set in a desirable location, in the sought-after coastal village of Solva, just a short walk from the harbour, with lovely woodland walks nearby. The Pembrokeshire Coastal Path, a range of shops, galleries, restaurants etc are also just a short walk from the property. With ample rooms, driveway parking and stunning sea views this property would make a beautiful family home or holiday cottage. Viewing is highly recommended to appreciate the wonderful location and the high quality finish on this property!

The property boasts solid oak flooring and underfloor heating on the ground floor, solar panels providing electricity, and an economical air source heat pump. The layout comprises: Entrance porch, hallway, open plan lounge/sun room with dual sided wood burner featured in the centre of the room. The sun room is a perfect place for family dining or entertaining with doors out to the lawned garden with patio seating area which enjoys sea views, making it a perfect place to dine alfresco or entertain guests. The kitchen is fitted with a range of modern units and appliances. Off the kitchen is a handy utility room and wet room. Stairs lead up to the first floor which comprises: Four bedrooms, three of which are doubles and two of which benefit from en suite shower rooms. Externally, the property is accessed via a gravel driveway, with parking for two cars. Steps lead up from the first floor landing to a raised terrace area with panoramic sea views.

The picturesque and sought after village of Solva offers wonderful opportunities for boating enthusiasts, as well as restaurants, cafes, public houses, shops, galleries, doctors' surgery, and primary school. The Pembrokeshire Coast Path is a delight for all walkers and dog owners. The village is some 12 miles North West of Haverfordwest and 3 miles from St Davids.



## ENTRANCE PORCH

## HALLWAY

## KITCHEN

12'7 max x 20'2 (3.84m max x 6.15m)

## UTILITY

5'3 x 10'10 (1.60m x 3.30m)

## WETROOM

5'5 x 5'1 (1.65m x 1.55m)

## LOUNGE

11'8 x 20'3 (3.56m x 6.17m)

## SUNROOM

13'3 x 15'2 (4.04m x 4.62m)

## BEDROOM ONE

10'11 max x 8'10 (3.33m max x 2.69m)

## BEDROOM TWO

11'10 x 9'9 (3.61m x 2.97m)

## EN SUITE SHOWER

## BEDROOM THREE

9'9 max x 11'10max (2.97m max x 3.61max)

## BATHROOM

7'8 x 5'11 (2.34m x 1.80m)

## BEDROOM FOUR

8'10 x 11'8 (2.69m x 3.56m)

## EN SUITE SHOWER ROOM



## DIRECTIONS

From our office in Haverfordwest, take the A487 towards St Davids, passing through Simpson Cross, Roch, and Newgale, until you get to Solva. Follow the road through the village and up the hill into High Street, passing The Royal George pub on the left, after a short distance you will see the sign for Panteg Road on the right hand side, turn onto Panteg road and then on the right hand side you will see the signs for Panteg Farmhouse Cottage, follow the driveway down past Boat House Cottage to the property.

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