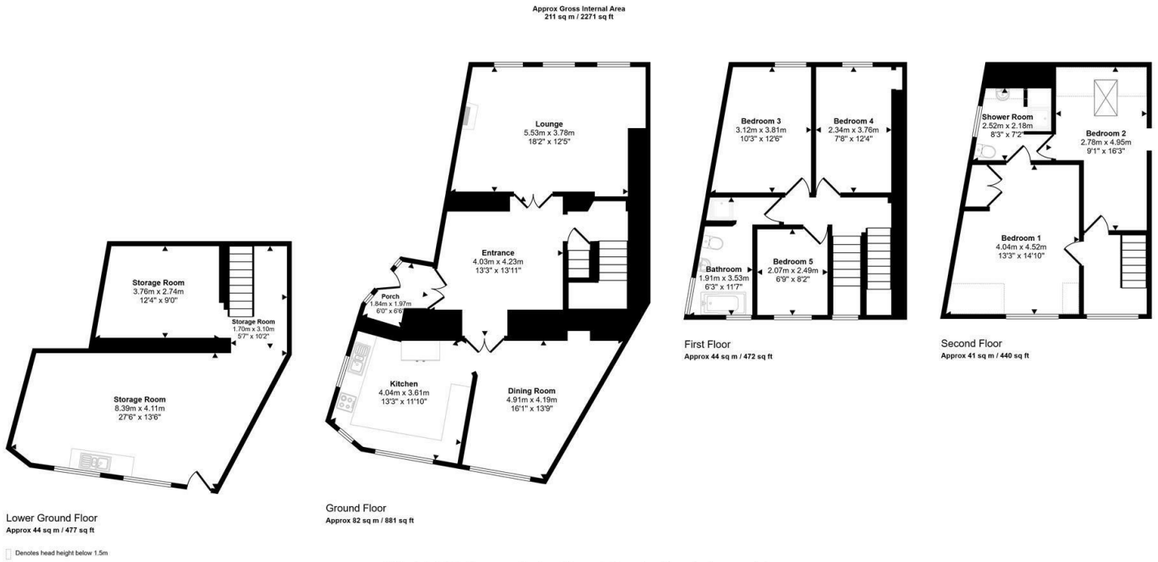


VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water,
HEATING: oil
TAX: Band F

CFH/ESL/12/24/OK

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

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www.westwalesproperties.co.uk



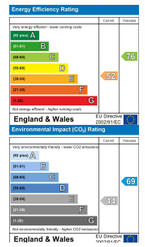






Ty Berian 31 High Street, Solva, Haverfordwest, Pembrokeshire, SA62 6TE

- No Onward Chain
- Five Bedrooms
- Garden To Rear
- Sought After Coastal Village Location
- Parking To Front
- Character Property
- Two Reception Rooms
- Sea Views from Second Floor
- Walking Distance to Harbour
- EPC Rating: E



£400,000

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The Agent that goes the Extra Mile

















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** SEA VIEW FROM TOP FLOOR** Located within the Pembrokeshire Coast National Park, in the heart of Solva, this property boasts a wealth of character and charm throughout. Ideally situated within walking distance of the beautiful Coastal Path and Solva Harbour, and approximately 3 miles away from the famous Cathedral City of St David's, this property offers great potential to make a lovely family home or would be an ideal holiday let.

Benefitting from oil central heating and double glazing, this attractive property briefly comprises; porch, hallway, lounge with multi-fuel burner and exposed stone wall, dining room, and modern, fitted kitchen with a selection of wall and base units and complimentary work surfaces on the ground floor. Stairs lead up to the first-floor landing, with three bedrooms (two of which benefit from built-in storage cupboards) and a family bathroom with bath and separate shower.

The second floor offers over rooftop sea views and comprises a further two double bedrooms and a 'jack and jill' shower room. From the ground floor, you can access the basement, which is currently used a utility room and storage area, giving access to the garden.
The garden is laid to lawn with a paved patio and offers the potential for off-road parking (subject to necessary consent).

The sought-after village of Solva, offers wonderful opportunities for boating enthusiasts and walkers, as well as having plenty of restaurants, cafes, public houses, shops, galleries, places of worship, a post office, doctors' surgery, and primary school. It is some 12





DIRECTIONS

From Haverfordwest, take the A487 towards St Davids, passing through Simpson Cross, Roch, Newgale and Penycwm. On reaching Solva, proceed through Lower Solva and follow the road up the hill. The property will be found about half way up the hill, on the left hand side, denoted by a for sale sign. What3words: spending.crunches.spurring

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

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