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Energy Efficiency Rating

Very energy efficient - lower running costs

EU Directive 2019/1920

2019/1920 EU Directive

52

England & Wales

Environmental impact (CO₂) Rating

Not energy efficient - higher running costs

EU Directive 2019/1920

2019/1920 EU Directive

67



Welcome To Min Yr Afon, a substantial and versatile detached property which is well equipped to cater to any family dynamic. The property is located in Middle Mill, approximately 1 mile out of Solva, where amenities, transport links and the stunning harbour and coastline are found.

The layout of the property briefly comprises of a kitchen/diner with a solid wood kitchen and a feature oil fired Rayburn Royal, a living room which is divided in two by a central staircase and a large bay window to the front, a utility room, downstairs WC and an office/play room on the ground floor. On the first floor there are three double bedrooms served by fitted storage and wash hand basins. A further bedroom leads through to the fifth bedroom and an en-suite shower room with a separate access point- this configuration offers excellent potential for an annexe to give independent living space. The property is beautifully presented with oil fired heating, double glazing, and desirable features including a woodburning stove and exposed stone wall in the living room. A door from the office/play room leads through to an integral garage, fitted with electricity and offering great storage or dry parking.

Externally, there is a patio seating area to the rear, progressing onto a tiered garden and hardstanding with a greenhouse. On the opposite side of the road is an extensive garden area, measuring approximately 0.8 acres, aside a stream and stone bridge. There is a further vegetable garden, a detached double garage and a substantial off road parking area, perfect for a motorhome/caravan or boat! A short walk from the property leads to a historic well, fabled to be used by fairies and visited by pilgrims.

This fantastic family home is not to be missed, viewing is highly recommended!

The sought-after village of Solva, in the heart of the Pembrokeshire Coast National Park, offers wonderful opportunities for boating enthusiasts and walkers, as well as restaurants, cafes, public houses, shops, galleries, doctors' surgery, and primary school. It is some 12 miles North West of the county town of Haverfordwest and 3 miles from St Davids, with its famous Cathedral and ruined Bishops Palace, and is within easy reach of some of Pembrokeshire's most popular sandy beaches, such as Newgale and Whitesands.



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, and the property can be found on the left-hand side. What3Words: ///sizzled.rise.foresight

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