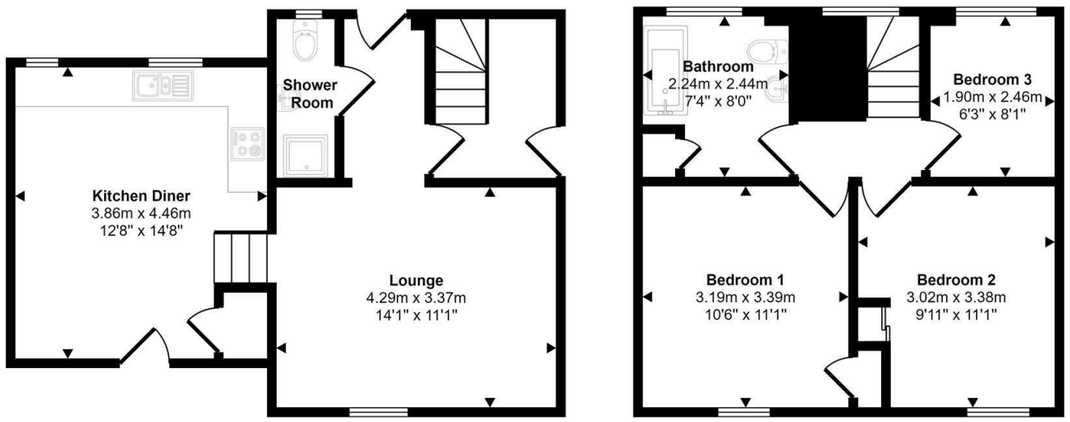
Approx Gross Internal Area
81 sq m / 877 sq ft



Ground Floor
Approx 43 sq m / 468 sq ft

First Floor
Approx 38 sq m / 409 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold 999 years from 1983
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band TBC

CFH/ESL/08/23/OKCFH

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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.

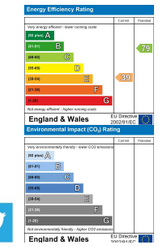
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk

Ty Talcen Solva, Haverfordwest, Pembrokeshire, SA62 6TR

- Semi Detached Cottage
- Downstairs Shower Room
- Leasehold Property
- Allocated Parking Space
- Ideal Family or Retirement Home
- Three Bedrooms
- Well Presented
- Seating Area To Rear
- Sought After Coastal Location
- EPC Rating: E



Offers In Excess Of £240,000

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The Property Ombudsman

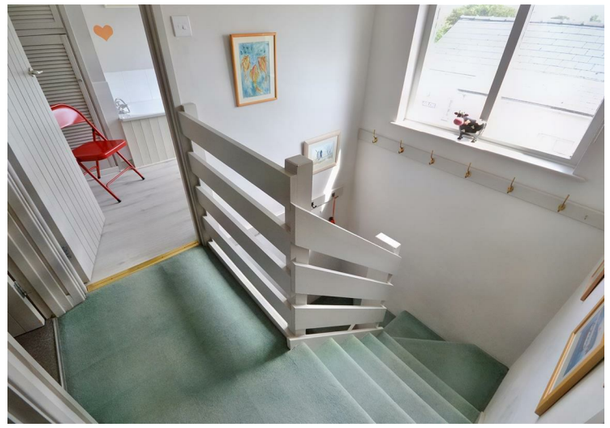
12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk TELEPHONE: 01437 762626

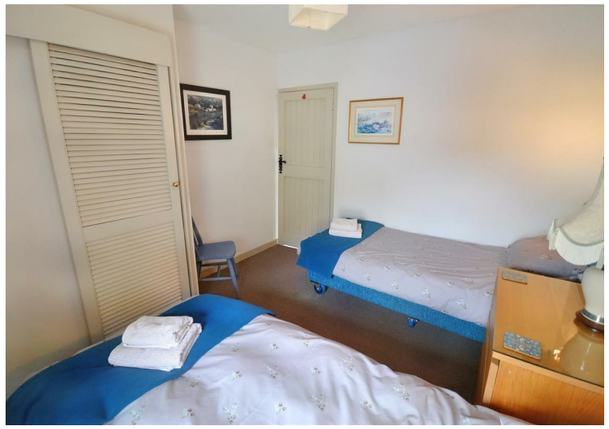
The Agent that goes the Extra Mile

Ty Talcen is a well presented semi detached cottage located in the sought after area of Upper Solva, close to the harbour, village amenities and coastal path. The property is leasehold with a term of 999 years. It is currently being run as a holiday let offering the potential of an exciting business venture for the new vendor, but would also be ideal as a family home or a private second home. The layout of the property briefly comprises of a Living Room, Kitchen/Diner with modern fitted kitchen, downstairs Shower Room, Three Bedrooms and a Family Bathroom. The property is in a good decorative order and is served by hardwood glazing.

Externally there is an allocated parking space to the side of the property for two vehicles, and a low-maintenance patio seating area to the rear. The property is a downhill walk to the village where many everyday amenities, pubs, restaurants and harbour can be found. The coastal path is located just a few minutes away.

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 Lower Solva over the bridge and along the main street, proceed up the hill onto High Street, then take the right-hand turning in the direction of Whitchurch. Take the first right before the chapel and the property will be found shortly after on the right hand side. What3Words: moped.clipboard.rehearsed.

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