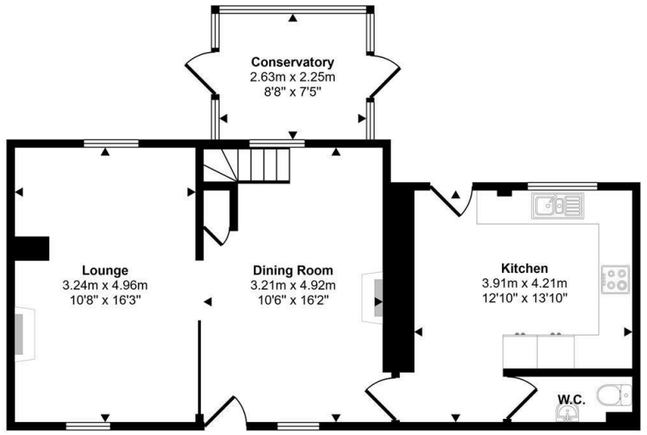
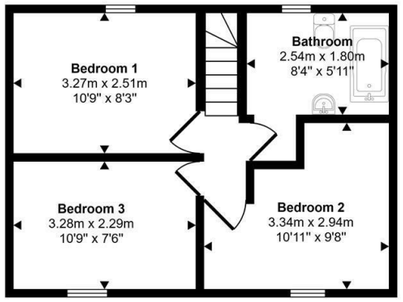
Approx Gross Internal Area
91 sq m / 983 sq ft



Ground Floor
Approx 58 sq m / 625 sq ft



First Floor
Approx 33 sq m / 358 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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
LPG Gas, Mains Drainage, Mains Water
HEATING: Bottle Gas
TAX: Band E

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

JETH/ESL/01/26/OK EJL

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
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TELEPHONE: 01437 762626

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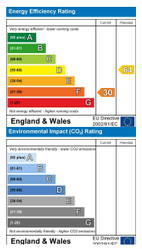
www.westwalesproperties.co.uk

Court House 34 Prendergast, Solva, Haverfordwest, Pembrokeshire, SA62 6XA

- **Detached Stone Cottage**
- **Sought After Location**
- **Driveway Parking For Two Cars**
- **Open Plan Living Space with Woodburner**
- **Front & Rear Gardens, Conservatory**
- **Riverside Property**
- **Fantastic Holiday Let/Second Home**
- **Three Bedrooms**
- **No Onward Chain**
- **EPC Rating: F**



Offers Around £350,000

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The Agent that goes the Extra Mile

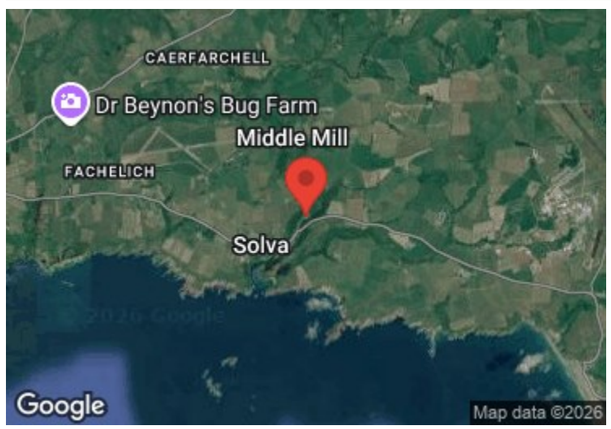
A very rare opportunity to purchase a quaint stone cottage sitting alongside the river in Prendergast, Lower Solva. Built in the early 1800's, this property is bursting with character and is being sold with the huge appeal of no onward chain, making it a fantastic prospect for anyone looking for a bolt hole, investment or a character home.

The layout of the property briefly comprises of an entrance door leading into the an open plan living area with two separate areas for both lounge and dining, a kitchen/breakfast room with door to the garden and a WC on the ground floor. On the first floor is a landing leading through to three bedrooms and a family bathroom. The property is served by bottled gas central heating and displays bundles of character features, including exposed beams, stone walls and both a woodburning stove and an open fireplace in the living/dining area.

Externally, there is a driveway providing off road parking for two cars, with steps leading down to the front of the property. There are both front and rear gardens that are laid to lawn, with a stone outbuilding to the front. At the rear is a pretty garden room/conservatory overlooking the lawned garden, which has a pedestrian gate leading to the river at the end of the garden.

With the further appeal of no onward chain, this property must be viewed in order to appreciate its charm and uniqueness!

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 Haverfordwest, take the A487 towards St Davids, passing through Simpson Cross, Roch, Newgale, and Penycwm. On reaching Solva, cross the bridge, and turn right into Prendergast. Continue and you will find the property on the right-hand side. What3Words:///statue.torso.visit

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