

Floorplan

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 Freehold.

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band F

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

CFH/AMA/10/23/TakeOnOk

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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

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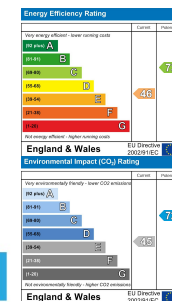


7 Anchor Down, Solva, Haverfordwest, Pembrokeshire, SA62 6TQ

- Detached Bungalow
- Well Presented
- Partial Sea Views
- Front and Rear Gardens
- Planning Permission For Loft Conversion
- Four Bedrooms
- Sought After Coastal Village
- Oil Central Heating
- Driveway Parking & Garage
- EPC Rating: E

Offers In Excess Of £425,000

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The Agent that goes the Extra Mile



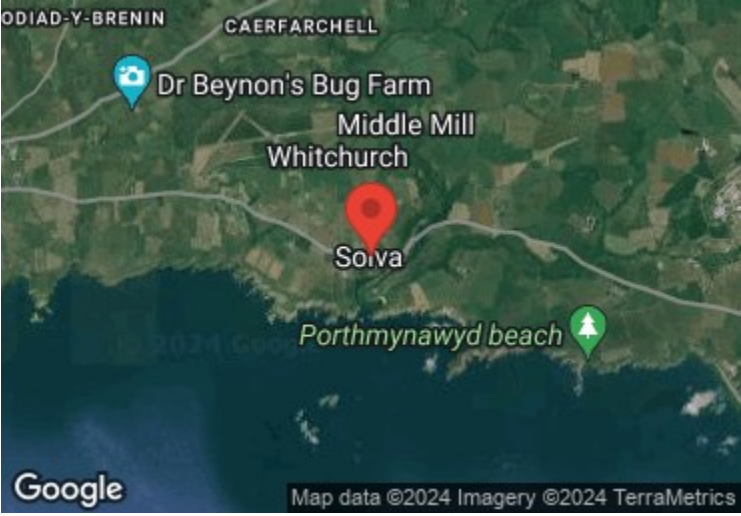


A well-presented detached bungalow located in the sought-after coastal village of Solva, on the St.David's peninsula. This property could be a wonderful family home or could lend itself to a holiday let venture, viewing is highly recommended to fully appreciate all it has to offer.

Accessed through a porch into a welcoming hallway, the layout of the property briefly comprises; to the left-hand side a Lounge, an open-plan Kitchen/Diner, and a Cloakroom. To the right Four Bedrooms and a Shower Room. The property is well presented and is served by UPVC double glazing and oil-fired central heating. Planning permission was granted in 2021 for the conversion of the loft space into further accommodation (planning reference NP/21/0518/FUL).

Externally, the property offers a driveway to the front providing off-road parking and access to the attached single garage. The garage has manual roller doors to both the front and rear. A garden to the front is laid to lawn with an elevated patio seating area leading off from the lounge, where you can enjoy glimpses of the sea. To the rear is a garden which is laid to lawn with a further patio seating area and flower borders.

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, doctor's 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 and follow the road up the hill. After passing the Royal George pub, turn right into Anchor Down, and the property will be straight ahead. What3Words [///evaporate.nails.lamplight](#)

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