

Bobby's Cottage, 9, Y Gribyn, Solva



Offers In The Region Of £320,000



Perfect for second home, holiday let investment or permanent residence, Bobby's Cottage is a charming, characterful stone cottage situated in a quiet position only 150 yards walk from the picturesque harbour at Solva.

This extended stone cottage, renovated to a high standard offers delightful internal accommodation: entrance porch, open plan lounge/dining room, galley kitchen, landing, 2 double bedrooms and bathroom. Externally the property has off-road parking to the fore, whilst at the rear can be found a store shed/workshop, a large elevated decked sun terrace and a summer house.

Stunning coastal walks can be enjoyed virtually from the doorstep, and restaurants and shops in Solva's Main Street are only a few minutes away. The beaches at Newgale and White Sands, as well as the City of St Davids, are all within easy motoring distance.

Internal viewing is essential to fully appreciate this quaint, character cottage.

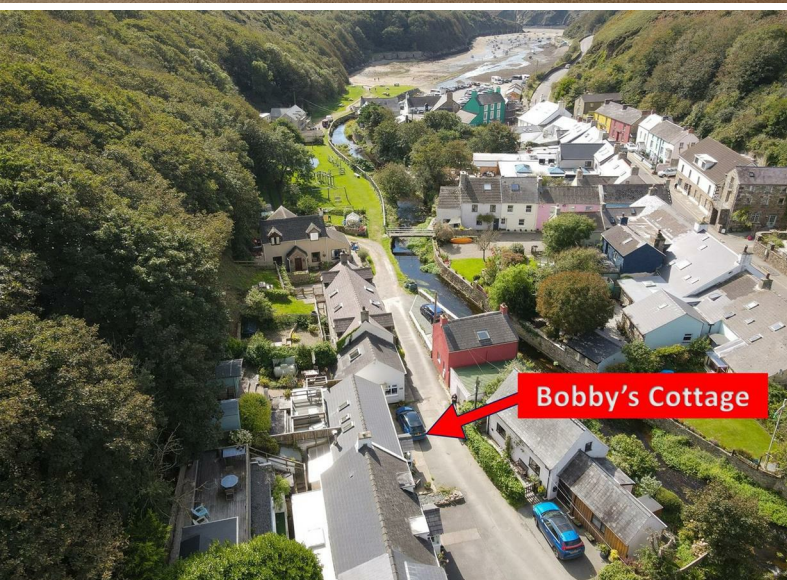
**** NO ONWARD CHAIN ****



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Bobby's Cottage





Porch

A half-glazed entrance door provides access to the porch, windows to three sides, grey tiled floor. A multi-paned wooden door opens to

Lounge/Dining Room 13'1" x 23'11" (3.98m x 7.29m)

Two double glazed multi-paned character windows to front, feature stone fireplace with oak mantle and LPG fire, two double radiators and one storage heater. Stairs lead to first floor with under-stair storage cupboard. Open plan to dining area.

This room is teeming with character features, such as painted beamed ceiling, recessed shelving, feature alcove and oak door with traditional ironmongery.

Doorway to

Kitchen 4'8" x 19'8" (1.43m x 6.00m)

Three double glazed to windows to rear and ceiling lantern make this a very light room. Well appointed Galley Kitchen with range of base units and under-counter appliance space, long wooden worksurface with inlaid stainless steel sink and drainer, electric hob and oven. Recessed pantry cupboard and recessed arch alcove with crockery shelving. Feature stoned accent wall. Door to

Boiler Room

Housing boiler fitted in 2016 and providing storage space.

Landing

Double glazed window to rear, exposed beams to ceiling, access to partly-boarded and insulated loft via loft ladder. Oak doors to

Bedroom 1 9'8" x 13'6" (2.95m x 4.11m)

Double glazed window to front, double radiator, door to walk-in wardrobe.

Bedroom 2 6'6" x 12'1" (1.98m x 3.69m)

Double glazed window to front, double radiator.

Bathroom

Double glazed window to rear, double radiator. Fully tiled walls and floor, white bathroom suite comprising bath with shower over, WC, pedestal wash hand basin, bidet.

Outside

To the front of the property is a tarmac area providing off road parking. A small stone-walled flower border adorns the front seating area whilst well-maintained hedging provides boundary privacy.

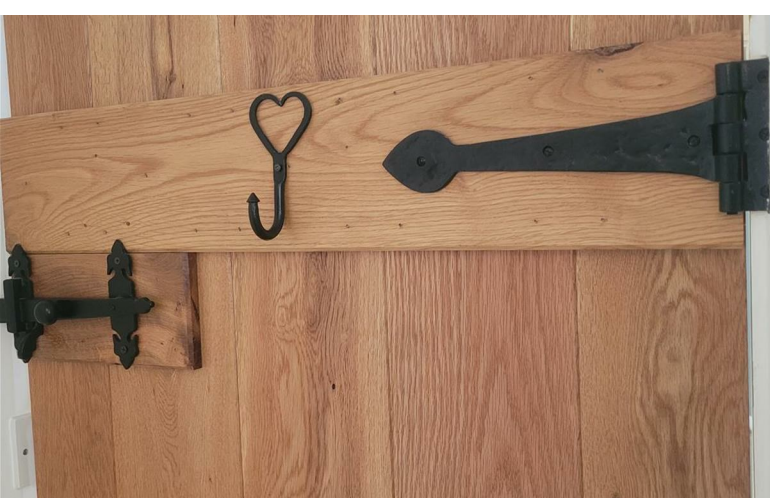
Immediately to the rear of the cottage is a recently-added lean-to workshop, providing additional storage space, utility space and workbench. Steps lead up to the elevated large sun-terrace, laid to decking with fencing demarcating. Trees and other verdure lay beyond. From this elevated position, views over the village rooftops towards the harbour can be enjoyed. A summerhouse with electricity provides a peaceful sanctuary.

A right of access over neighbouring property provides rear access.

Additional information

Tenure: Freehold
Services: Oil central heating, mains drainage, water and electricity. LPG for gas fire.
Local Authority: Pembrokeshire County Council
Council Tax Band: D
Viewing: By appointment with R K Lucas & Son



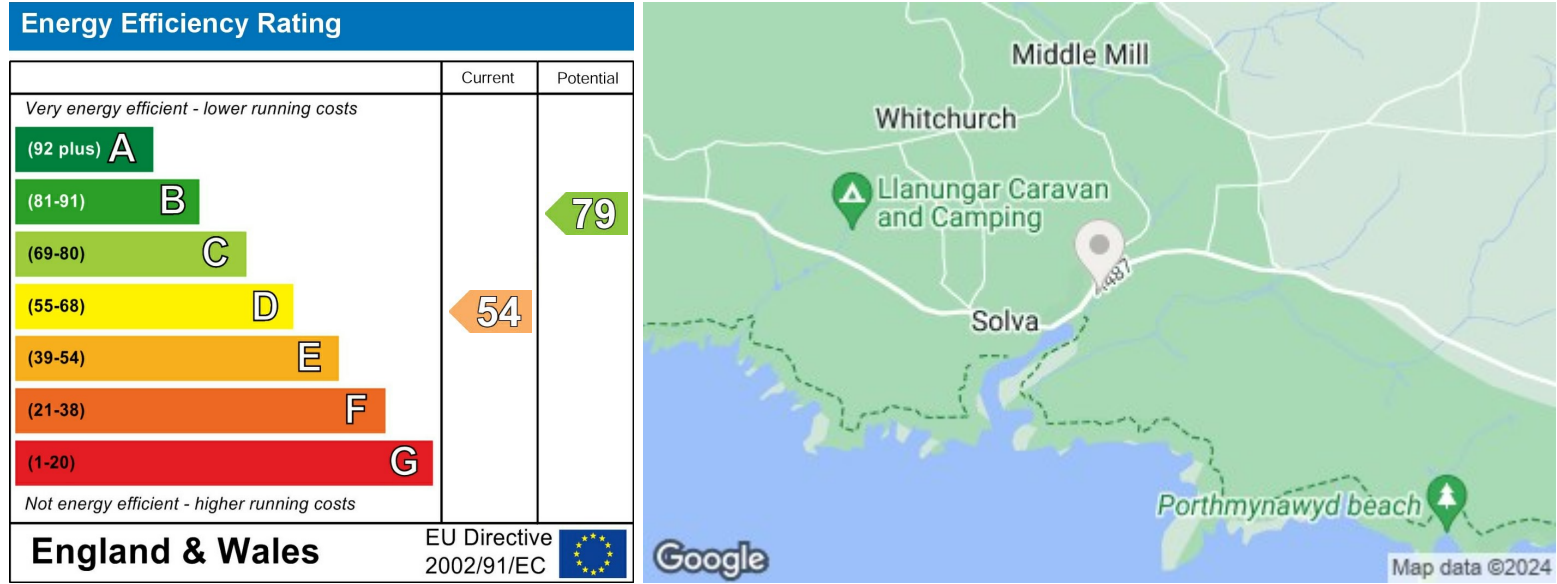


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Leave Haverfordwest on the A487 St Davids road and proceed for approximately 12 miles until you reach the harbour village of Solva, passing through the villages of Simpson Cross, Roch and the coastal village of Newgale. Upon entering the village down the the hill, take your first left before the bridge, turning in to Y Gribyn. Bobby's Cottage, No 9, can be found a short way along on your left hand side.



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.