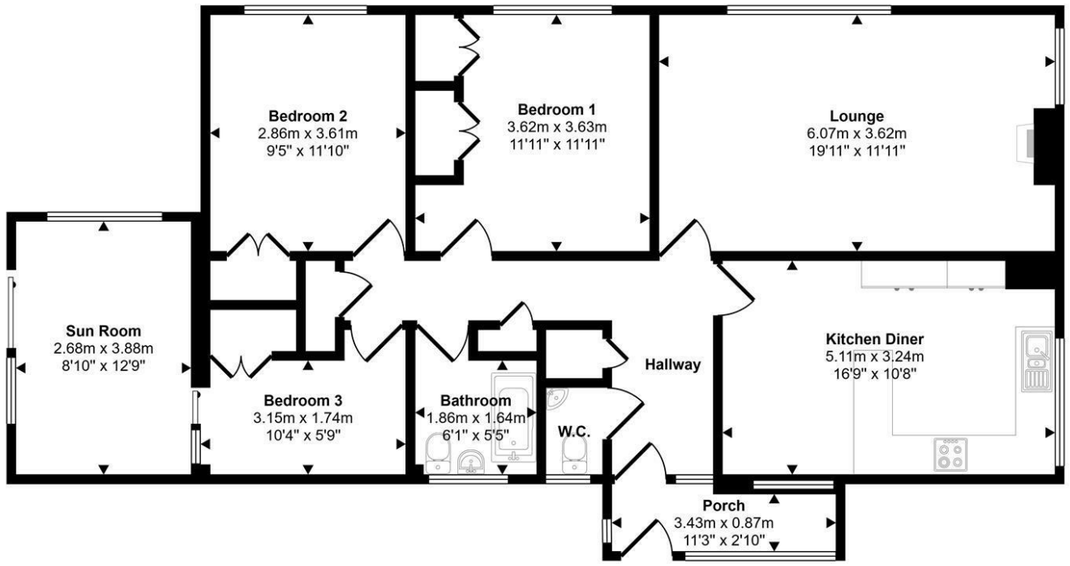
Approx Gross Internal Area
106 sq m / 1143 sq ft



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.
COUNCIL TAX: Band 'E'
HEATING: Oil

ref: JETH /LLE / AUG/ 25/DRAFT

FACEBOOK & TWITTER
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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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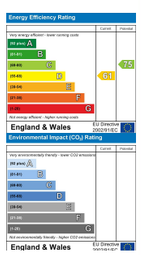






Dolgarreg Llanungar Lane, Solva, Haverfordwest, SA62 6UA

- Detached Bungalow
- No Onward Chain
- Sun Room
- Mature Garden
- Solar Panels on FIT Tarif
- Coastal Village
- Three Bedrooms
- Contemporary Kitchen/Diner
- Detached Garage And Driveway
- EPC Rating: D



Offers Over £350,000

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The Agent that goes the Extra Mile













A great opportunity to acquire an ideal investment property, located on the edge of the coastal village of Solva. Within walking to distance to the idyllic harbour, and the village centre, the property is perfect for those looking to be close to the coast. Offering endless potential, the detached bungalow would make a brilliant family home, holiday home or retirement property. Viewing is highly recommended!

Upon entering the property, you welcomed by accommodating hallway with w/c. Off the hallway is the contemporary kitchen/diner which is fitted with stylish gloss units. A breakfast booth offers space saving seating, ideal for casual dining. Further accommodation includes, the living room with a feature fireplace, a neutral family bathroom, and three bedrooms all offering ample built in storage. A sun room is located off bedroom three, and offers a relaxing seating area overlooking to the garden. The property benefits from UPVC double glazing and oil central heating.

Externally, a mature lawned garden wraps around the property, and is home to variety of plants and shrubs which border the garden. A patio area provides a great space for outside seating, and is ideal for dining al freso in the summer months. On a clear day you can also enjoy distance sea views over the Bay. There is also ample driveway parking for several cars and a detached garage, which provides secure storage and parking.

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. Bear right onto Llanungar Lane, where the property will be on your left hand side. What/Three/Words:///driven.nametag.digs

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