Approx Gross Internal Area
79 sq m / 852 sq ft



Ground Floor
Approx 39 sq m / 422 sq ft

First Floor
Approx 40 sq m / 430 sq ft

Denotes head height below 1.5m

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. Property has mains water, mains electric, private drainage.
TAX: N/A

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

JETH/ESL/12/25/OK

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
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

01437 762626
www.westwalesproperties.co.uk



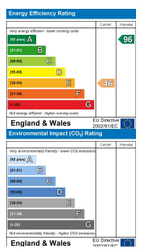






Maes Y Ffynnon Solva, Haverfordwest, Pembrokeshire, SA62 6XP

- **Semi-Detached Cottage**
- **Two Bedrooms**
- **Garden To Side**
- **No Onward Chain**
- **Electric Heating**
- **Pretty Countryside Outlooks**
- **Open Plan Living Space**
- **Detached Garage And Parking**
- **Located In A Single Track Lane**
- **EPC Rating: E**



Offers Around £230,000

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The Agent that goes the Extra Mile



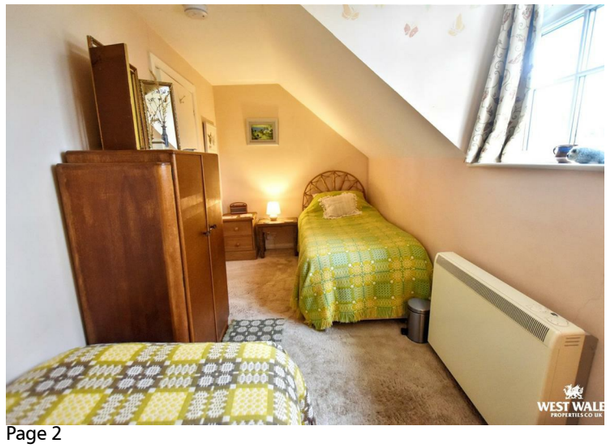


















Welcome To Maes Y Ffynnon. This delightful semi-detached Welsh Cottage is situated within the heart of Pembrokeshire in an idyllic rural location, only 1.4 miles from the popular harbour village of Solva.

Maes Y Ffynnon is nestled within the Pembrokeshire Countryside and offers wonderful rural outlooks from all aspects, and is located down a single-track lane with consequently little passing traffic. Full of character and charm, this traditional cottage would make a wonderful home or holiday cottage.

The layout of the property comprises of an entrance porch which leads into an open plan living/dining room and kitchen. An open wooden staircase rises up to the first floor. Here there is an open landing space, leading to a master bedroom with fitted storage, a twin bedroom and a modern family bathroom with shower. The property is served by UPVC double glazing and electric night storage heaters.

Externally, there is attractive common land to the front of the property, which is well maintained and provides a soft landscape to the fore. At the side of the property is a pretty cottage garden, which is laid to lawn with natural boundaries and a pedestrian gate. A driveway provides off road parking and access to the detached garage, which alternatively could provide a handy work/storage space.

With the further appeal of no onward chain, Maes Y Ffynnon is not to be missed!

The sought after village of Solva offers wonderful opportunities for boating enthusiasts and walkers, as well as having plenty of 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 ruins of 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, cross the bridge, and turn right into Prendergast. Follow this road until you reach Middle Mill, turn right, go over the bridge, turn right and proceed up the hill towards Llandelloy. Take a sharp left and follow the road, and the property will be found on the right hand side. What3Words: ///alive.stability.atlas

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