

Prendergast, Solva, Haverfordwest

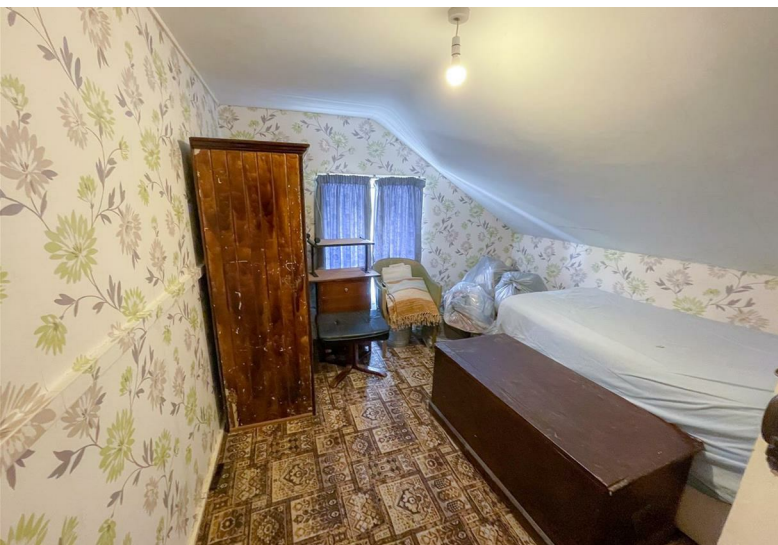


Offers In Excess Of £170,000



A superb opportunity to acquire an improvable detached cottage set in the unique and ever popular coastal village of Solva which, perhaps, is one of the most sought after locations within which to live in Pembrokeshire.

The property is situated in a low lying area towards the eastern boundary of this scenic coastal village which itself abounds a natural sandy cove on the western coast of Pembrokeshire – within the boundaries of the Pembrokeshire Coast National Park.



**RK & son**  
**Lucas**  
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### Dining room

4.2m max x 3m (13'9" max x 9'10")  
 approached directly from the front door.  
 Beamed ceiling.

### Main Living room

4m x 3m x 3m (13'1" x 9'10" x 9'10")  
 Beamed ceiling

### Rear

### Scullery Kitchen

2.8m x 8m approx. (9'2" x 26'2" approx.)  
 with enamel sink unit and internal corridor  
 leading to the ...

### Bathroom

2.4m x 2m (7'10" x 6'6")  
 Panelled bath, pedestal hand basin, low  
 flush wc., and airing cupboard with hot  
 water cylinder, adjacent store cupboard

From the Dining room a steep staircase  
 rises to the ...

### First Floor Landing

### Bedroom 1

4.1m x 2.8m (13'5" x 9'2")

### Bedroom 2

3.2m x 2.8m (10'5" x 9'2")

### Outside

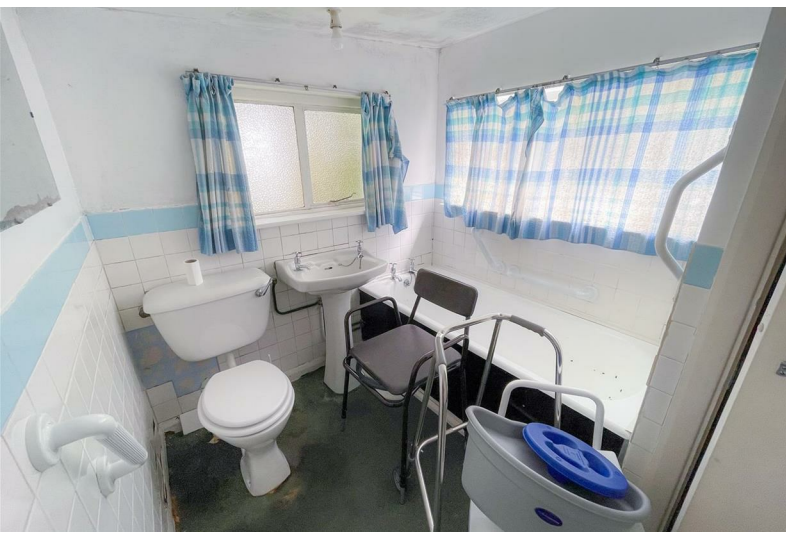
From the scullery kitchen a steep set of  
 stone steps leads up to the long rear  
 garden which slopes upwards towards  
 woodland and overlooks the Solva valley  
 opposite. Adjacent is a small enclosed  
 yard with metal stores, and outside wc. It  
 is possible that this yard might provide a  
 future parking space subject to Planning  
 Consent.

### General Notes

Tenure: Freehold

Services: Mains water, electricity and  
 drainage connected.

Viewing: By appointment with R K Lucas  
 & Son





### Ground Floor



### First Floor



Total area: approx. 63.5 sq. metres (683.5 sq. feet)

For illustration purposes, do not scale.  
Plan produced using PlanUp.

From our Haverfordwest office take High Street, Dew Street, Dark Street, Mariners Square and Barn Street until you reach the traffic lights by Lidl. Take a left all the way along Thomas Parry Way then the second exit off the roundabout onto the St Davids Road. Continue on this road until you reach the village of Solva. Go down the hill and over the small stone bridge then take an immediate right into Prendergast. Chapel House is little way along on the left hand side.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>9</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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