



- 3 Bedroom Semi-Detached House
- Successful Holiday Letting Property
- Off Road Parking
- Popular Harbour Village Location

£210,000

EPC Rating 'F'





Property

Ty Talcen is a 3 bedroom, semi-detached house situated in the popular harbour village of Solva. Run as a successful holiday let with the opportunity to purchase furnished, the property has an external patio area offering a sea view. The accommodation comprises; living room, kitchen and shower room to the ground floor with 3 bedrooms and bathroom to the first floor.

Location

Solva is an extremely popular coastal village with a good range of local amenities including shops and restaurants. As well as easy access to the Pembrokeshire Coast Path, Solva is only a short drive from the cathedral city of St David's.

Directions

From Haverfordwest take A487 towards St David's. On reaching Solva, cross the bridge and drive up the hill. Just after the village hall take the right turn signposted Whitchurch and the next right turn. The property can be found on the right hand side a short way along. For GPS purposes the postcode is SA62 6TR.

The property is approached across a gravelled area of off road parking to a partially glazed entrance door to

Kitchen 14'8 x 13'1 (4.47m x 3.99m)

Windows to rear. Range of wall and base units with work surface over. Tiled splashback. Stainless steel sink and drainer. Integrated dishwasher and washing machine. Electric oven and hob with extractor over. Space for fridge/freezer. Loft access. Electric heaters. Tiled floor. Steps down to

Living Room 28'1 x 11'1 (8.56m x 3.38m)

Window to front. Contemporary electric fire. Electric heaters. Opening to

Hall Door to inner hall and door to

Shower Room 8' x 3' (2.44m x 0.91m)

Obscure glazed window to rear. Suite comprising shower cubicle with electric shower, wash hand basin and w/c. Heated towel rail. Tiled floor and partially tiled walls.

Inner Hall Wooden door to external. Electric heater. Stairs to first floor with under stairs

storage.

Landing Window to rear. Loft access. Door to

Bedroom 1 11'1 x 10' (3.38m x 3.05m)

Window to front. Built in wardrobe. Electric heater.

Bedroom 2 11'1 x 10' (3.38m x 3.05m)

Window to rear. Built in wardrobe. Electric heater.

Bedroom 3 8'1 x 6'5 (2.46m x 1.96m)

Window to front.

Bathroom 8'1 x 7'5 (2.46m x 2.26m)

Obscure glazed window to rear. Suite comprising bath with mixer tap and shower attachment, wash hand basin and w/c. Airing cupboard. Heated towel rail. Partially tiled walls.

Externally

The property is approached via a gravelled parking area. Paved steps lead to a terrace with sea view.

Tenure

The property is leasehold.

Services

Mains electricity, water and drainage.

Viewing

Strictly by appointment with Town, Coast & Country Estates.



Ground Floor
Approx. 42.3 sq. metres (455.8 sq. feet)



First Floor
Approx. 35.3 sq. metres (379.9 sq. feet)



Total area: approx. 77.6 sq. metres (835.7 sq. feet)

Tenure

Leasehold

Viewing Arrangements

Strictly by appointment

Contact Details

26 High Street

Haverfordwest

SA61 2DA

www.tccwales.com

enquiries@tccwales.com

01437 765522

General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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