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***The Agent that goes the Extra Mile***





Ty Talcen is a well presented semi detached cottage located in the sought after area of Upper Solva, close to the harbour, village amenities and coastal path. The property is leasehold with a term of 999 years. It is currently being run as a holiday let offering the potential of an exciting business venture for the new vendor, but would also be ideal as a family home or a private second home.

The layout of the property briefly comprises of a Living Room, Kitchen/Diner with modern fitted kitchen, downstairs Shower Room, Three Bedrooms and a Family Bathroom. The property is in a good decorative order and is served by hardwood glazing.

Externally there is an allocated parking space to the side of the property for two vehicles, and a low-maintenance patio seating area to the rear. The property is a downhill walk to the village where many everyday amenities, pubs, restaurants and harbour can be found. The coastal path is located just a few minutes away.

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, 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 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 over the bridge and along the main street, proceed up the hill onto High Street, then take the right-hand turning in the direction of Whitchurch. Take the first right before the chapel and the property will be found shortly after on the right hand side. What3Words: moped.clipboard.rehearsed.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.