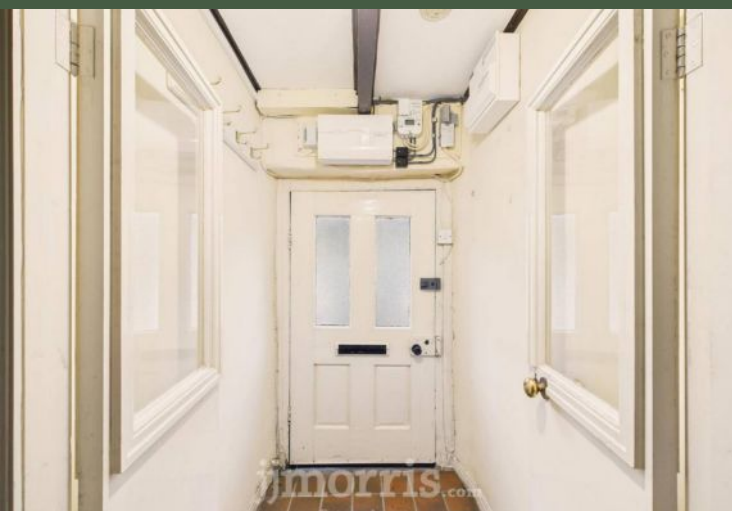




## Spring Gardens 8 Prendergast, Solva – SA62 6XA

£200,000

- Charming mid-terrace cottage set within the stunning Pembrokeshire Coast National Park
- Prime position in the heart of the picturesque harbour village of Solva
- Ideal as a coastal retreat, permanent residence, or holiday-letting investment
- Approx. 200-year-old traditional stone construction with period character
- Solid stone walls under a pitched fibre-slate roof with modern uPVC double-glazed windows
- Attractive front garden with rare direct frontage onto the River Solva
- Peaceful and scenic riverside setting offering a wonderfully tranquil outdoor space
- No chain sale

## Overview

Set within the spectacular Pembrokeshire Coast National Park, this delightful mid-terrace cottage enjoys a superb position in the heart of the picturesque harbour village of Solva. Offering considerable charm and character, 8 Prendergast represents an excellent opportunity for those seeking a coastal retreat, a permanent residence, or a holiday letting investment in one of Pembrokeshire's most desirable locations.

## Location

The harbour village of Solva is renowned for its charm, natural beauty, and vibrant community. The village boasts a range of local amenities including gift shops, galleries, cafes, restaurants, and public houses, as well as a post office and primary school. The scenic harbour and Pembrokeshire Coast Path are both within walking distance, offering endless opportunities for walking and enjoying the area's outstanding coastal scenery.

## The Property

Believed to date back around 200 years, 8 Prendergast is a traditionally built mid-terrace cottage that exudes charm and period character. The property is constructed of solid stone walls beneath a pitched fibre slate roof, with replacement uPVC double glazed windows throughout. The cottage is approached via a shared pedestrian access that separates the house from its front garden. This charming garden enjoys direct frontage onto the River Solva, creating a wonderfully tranquil outdoor space and a rare riverside setting.

## Accommodation

### Ground Floor

#### Entrance Hallway

Providing access to the inner hallway and staircase rising to the first floor.

#### Sitting Room

Dimensions: 3 x 4.25 (9'10" x 13'11"). A cosy and welcoming reception room featuring exposed ceiling beams, a stone fireplace providing a focal point, uPVC double glazed window to the front, and a built-in shelved alcove cupboard.

#### Living Room

Dimensions: 3.8 x 4.25 (12'5" x 13'11"). A spacious second reception room with exposed beams, a feature combination grate, and uPVC double glazed window to the front elevation.

#### Kitchen

Dimensions: 10.9 (31'0" x 7'0"). Situated at the rear of the

## Half Landing

Giving access to the shower room.

## Shower Room

Fully tiled with shower cubicle, WC, wash hand basin, electric towel rail-style heater, and wall-mounted electric fan heater.

## Landing

With large built-in storage cupboard.

## Bedroom 1

Dimensions: 3 x 4.25 (9'10" x 13'11"). Double bedroom with uPVC window to the front.

## Bedroom 2

Dimensions: 3 x 4.25 (9'10" x 13'11"). Another double bedroom featuring a fitted wardrobe, and a uPVC double glazed window to the front.

## Externally

To the front of the property lies a cottage-style garden, separated from the house by a shared pedestrian pathway. The garden features a patio seating area, a variety of plants and shrubs, and enjoys direct access to the River Solva, making it a particularly attractive feature of the property. Within the garden stands a substantial outbuilding, clad in corrugated iron, currently used for storage or as a workshop – offering great versatility for a variety of uses.

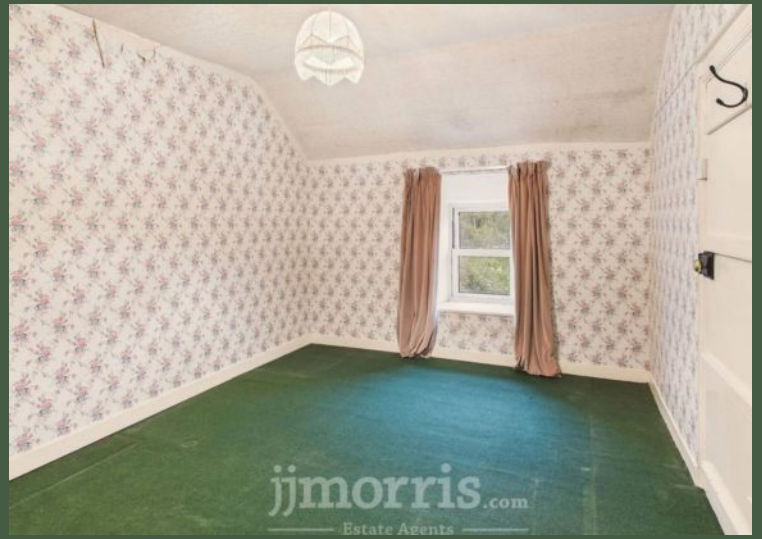
## Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

## Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to 79-80mbps upload and 0-20mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with







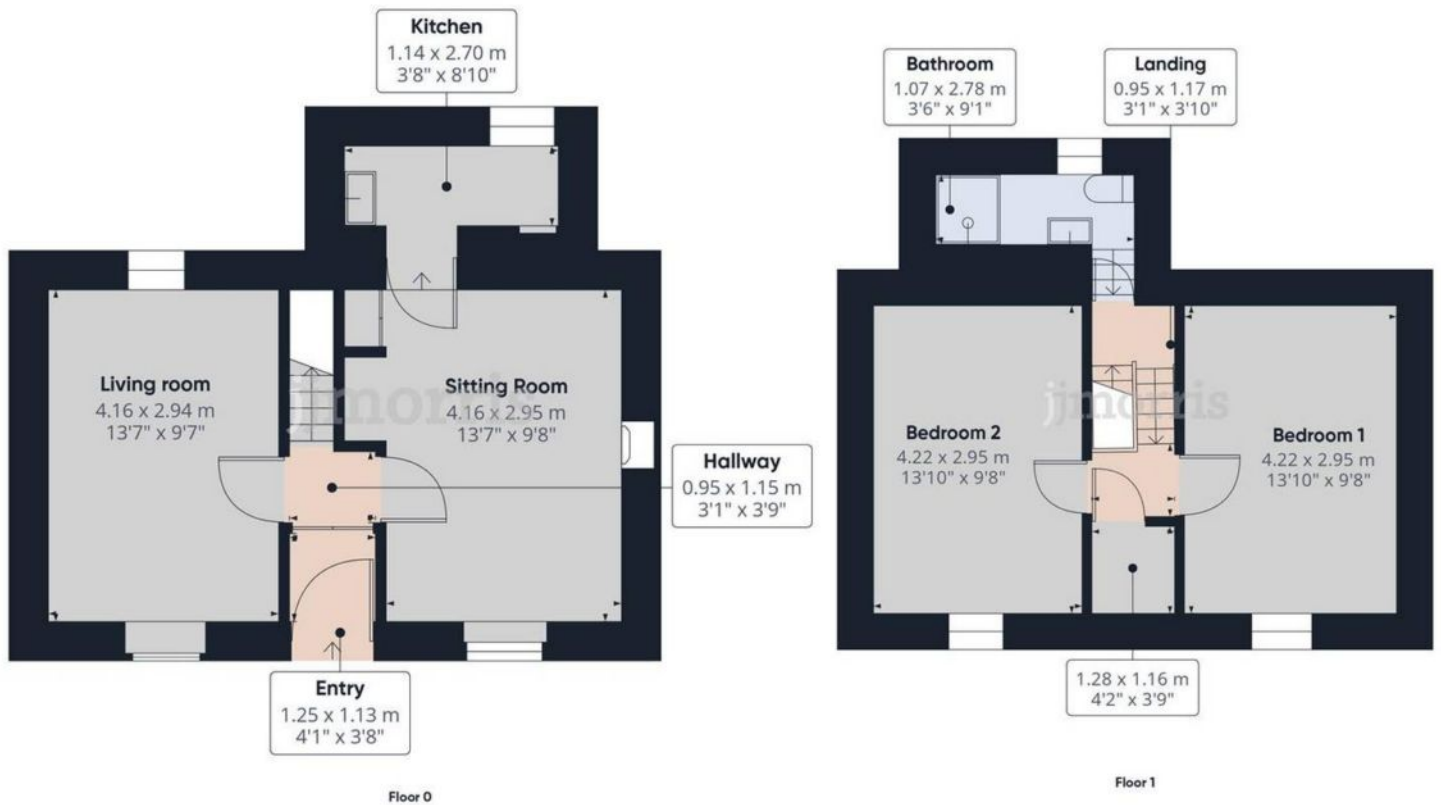




Council Tax band: TBD

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



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