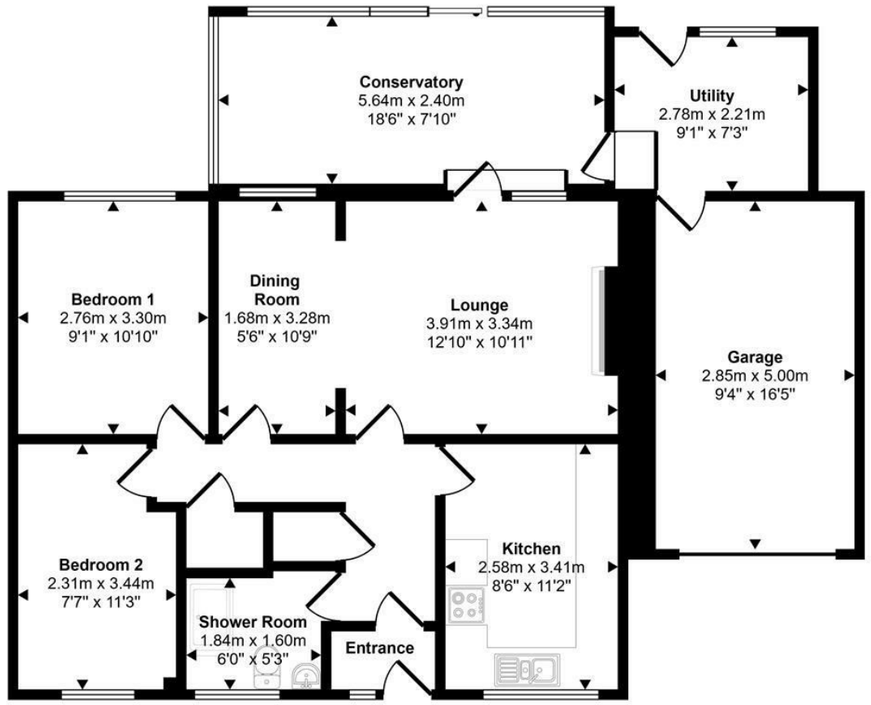
Approx Gross Internal Area
99 sq m / 1065 sq ft




Floorplan

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.
COUNCIL TAX: Band 'C '

SLS/CPS/24/02/25OKSLS
We would respectfully ask you to call our office before you view this property internally or externally

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.

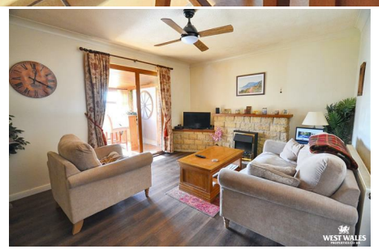
**Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,**

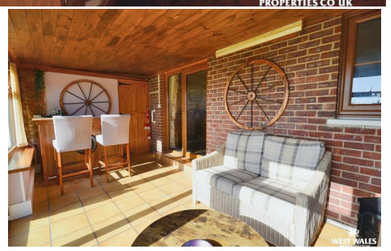
*COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London*

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk
TELEPHONE: 01646 698585



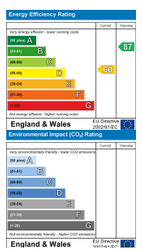
01646 698585
www.westwalesproperties.co.uk





## 53 Fleming Way, Neyland, Milford Haven, Pembrokeshire, SA73 1SD

- Semi-Detached Bngalow
- Cul-De-Sac Location
- Gardens Front & Rear
- Conservatory
- Viewing Recommended
- Two Bedrooms
- Integral Garage & Off Road Parking
- Close To Amenities
- Gas Central Heating
- EPC Rating D




## Offers In The Region Of £190,000

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EMAIL: milford@westwalesproperties.co.uk TELEPHONE: 01646 698585

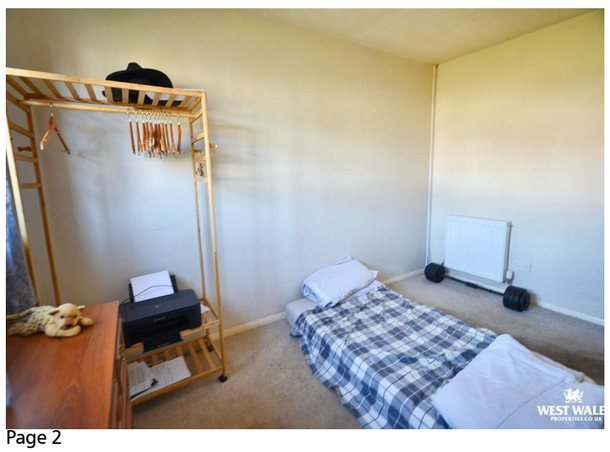
***The Agent that goes the Extra Mile***

Situated in a desirable cul-de-sac location on the outskirts of Neyland town, this two bedroom semi-detached bungalow offers gardens to the front and rear, off-road parking and an integral garage. This property presents a fantastic opportunity for first-time buyers or those seeking a sought after location with easy access to local amenities. Viewing is highly recommended!

The accommodation briefly comprises; Entrance porch, hallway, kitchen, lounge/dining room, conservatory, utility/store room, integral garage, two bedrooms, and a shower room.

Externally to the front is off-road parking and a lawned area. To the rear is an enclosed garden mainly laid to lawn.

The town centre of Neyland, with its variety of local shops and excellent sporting facilities for cricket, rugby, football, and bowls, along with pubs and take-aways, is within walking distance, as is the primary school, Neyland Yacht Club, and the Marina with its Bar/Restaurants. Neyland is also served by several bus routes to Haverfordwest, Milford Haven, and Pembroke. All are within easy driving distance and offer a wider range of amenities, including hospitals, train stations, libraries, cinemas, a theatre, supermarkets, and shopping retail parks etc.



## DIRECTIONS

From our Milford office proceed towards Steynton. Upon reaching the Horse and Jockey public house turn right. Carry straight on at the first roundabout and at the second roundabout take the exit for Neyland. Continue into the village and proceed along Honeyborough Road, taking the second turning left into Fleming Way. The house can be found on the left of the the cul de sac. What3words#cardinal.officials.sneezing

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