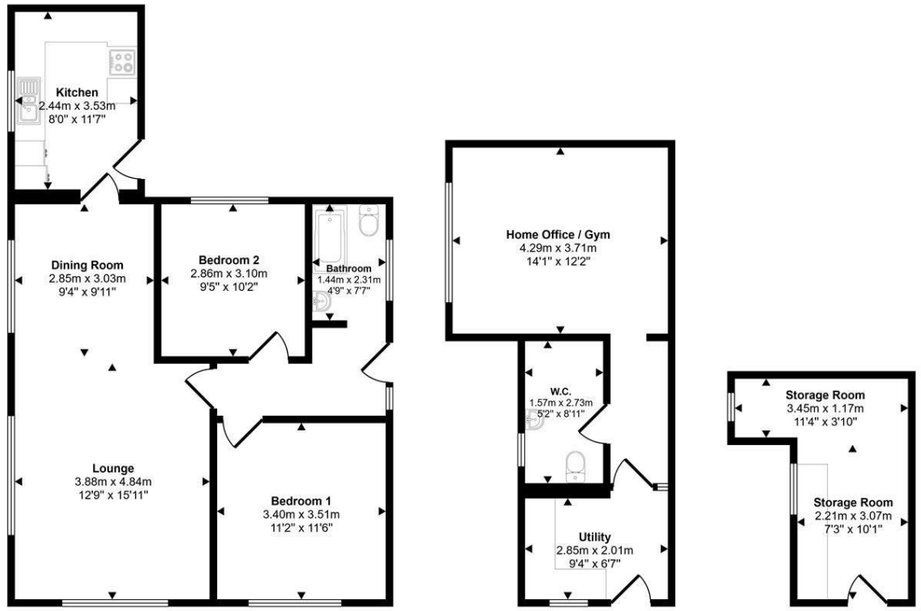
Approx Gross Internal Area
110 sq m / 1185 sq ft



Floorplan
Approx 68 sq m / 733 sq ft

Annex
Approx 31 sq m / 332 sq ft

Outbuilding
Approx 11 sq m / 120 sq ft

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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage, Mains Gas, property has solar panels which are leased.
HEATING: Gas
TAX: Band D

We would respectfully ask you to call our office before you view this property internally or externally

JETH/ESL/01/26/JETH

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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
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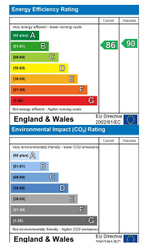
www.westwalesproperties.co.uk

Claymore St. Clements Road, Neyland, Milford Haven, Pembrokeshire, SA73 1SH

- **Detached Bungalow**
- **Open Plan Living Room/Diner**
- **Ample Off Road Parking**
- **No Onward Chain**
- **Solar Panels (Leased)**
- **Two Double Bedrooms**
- **Uninterrupted Views Of The Haven**
- **Outbuilding Offering Potential For Home Office/ Gym**
- **Close To Amenities**
- **EPC Rating: B**



Offers Around £270,000

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The Agent that goes the Extra Mile

A rare opportunity to purchase a detached bungalow located in an elevated position overlooking the Milford Haven waterway. The property benefits from the appeal of no onward chain presenting a fantastic investment opportunity.

The layout of the property briefly comprises of an entrance hall, open plan living room/diner, kitchen, two double bedrooms and a family bathroom. The property would benefit from some modernisation and is served by double glazing and gas central heating, while leased solar panels give reduced energy bills. A detached outbuilding offers handy work/storage space, or office space, subject to any necessary planning permission.

Externally, there is a driveway to the side providing ample off road parking and access to the annexe. Steps lead down to the property which benefits from lawned gardens to three sides and a patio seating area providing the perfect spot to overlook the water. An outbuilding offers great work/storage space.

A property bursting with potential in an enviable position. Viewing is highly recommended!

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 Haven office proceed towards Haverfordwest and on reaching the Horse and Jockey public house turn right, at the second roundabout follow the signs for the Marina. Travel through the High Street, turn right into St Clements Road where you will find the property on your left hand side. What3words:///blushed.remotest.umbrella

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