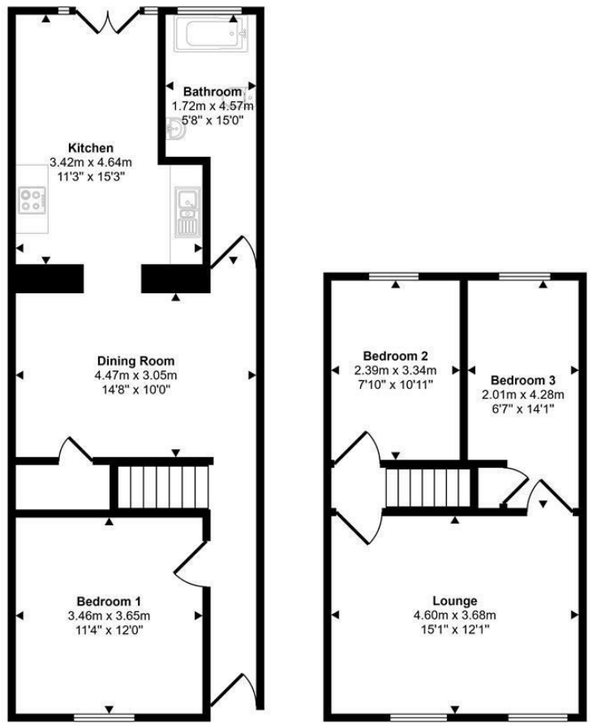
Approx Gross Internal Area
95 sq m / 1022 sq ft




Ground Floor
Approx 58 sq m / 624 sq ft




First Floor
Approx 37 sq m / 398 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: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band ' C'
Please note: some of the images have been supplied by the vendor
ref: 27/02/2026

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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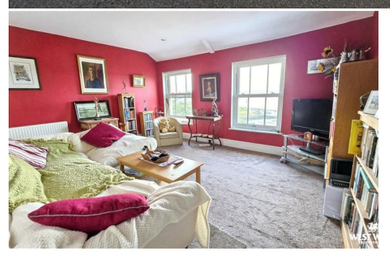
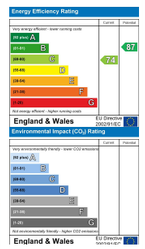






## 38 Cambrian Road, Neyland, Milford Haven, Pembrokeshire, SA73 1ST

- Terraced House
- On Road Parking
- Close To Amenities
- Two Reception Rooms
- Gas Central Heating
- Three Bedrooms
- Fantastic Estuary Views
- Walking Distance to Marina and Estuary
- Ideal First Home or Investment
- EPC C




## Offers In The Region Of £160,000

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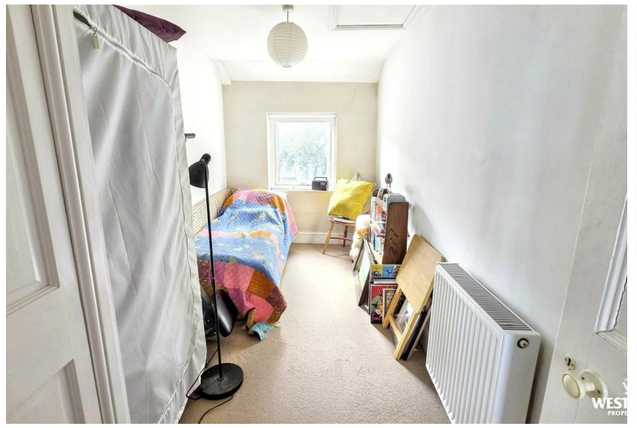
EMAIL: milford@westwalesproperties.co.uk TELEPHONE: 01646 698585

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












Offering fantastic views of the river Cleddau this property offers versatile accommodation on the edge of Neyland town. If you're looking for your first home, an investment, or a bolt-hole in Pembrokeshire, number 38 is definitely worth a view. The first-floor lounge gives the perfect vantage point to enjoy all the activities on the waterway and is an ideal place to sit and enjoy the seasonal changing view.

The layout of the property briefly comprises an entrance hall, bedroom, dining room opening to kitchen and bathroom on the ground floor. With two bedrooms and a lounge on the first. Externally to the rear is steps leading to an enclosed courtyard garden.

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.. 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.

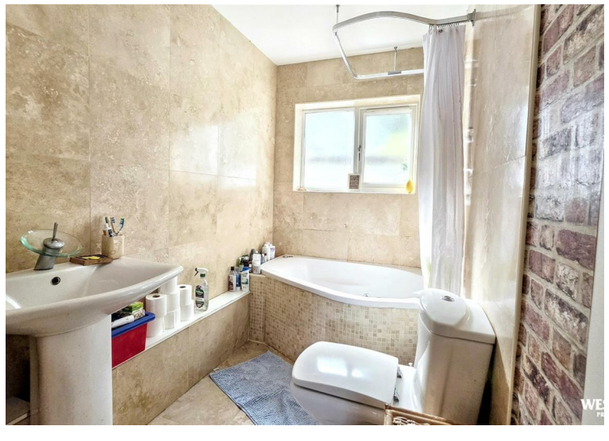















## DIRECTIONS

From our Milford Haven office take the main Haverfordwest road and on reaching the Horse and Jockey take a right turn and follow the road along to the second roundabout taking the third exit into Honeyborough Road, proceed along this road taking the forth left turn into John Street and the last right turn into Cambrian Road where the property can be found on your right hand side as denoted by our 'For Sale' board. #What3words.makes.degrading.latter

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