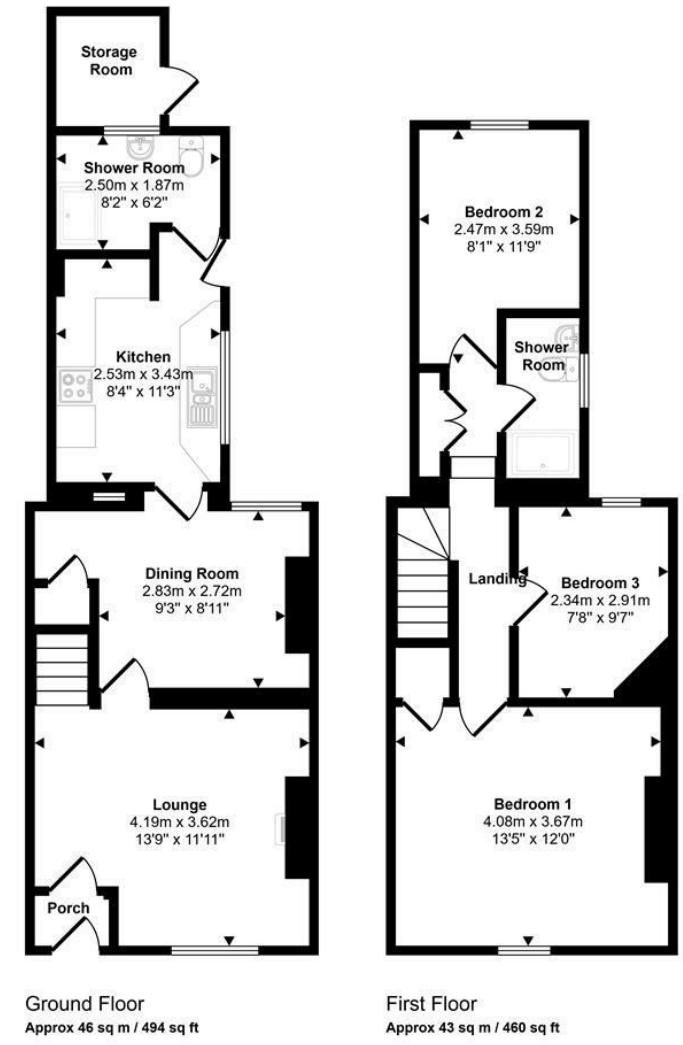


Approx Gross Internal Area  
89 sq m / 953 sq ft



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 Drainage, Mains Electric, Mains Water, Mains Gas  
**HEATING:** Gas Central Heating  
**COUNCIL TAX:** Band C Pembrokeshire

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

SLS/CFH/06/26/OK/CFH

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

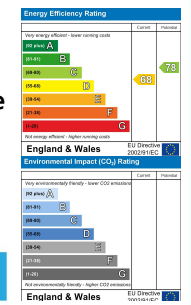


**7 Railway Terrace, Neyland, Milford Haven, Pembrokeshire, SA73 1SP**

- Terraced House
- Three Bedrooms
- Rear Yard
- Double Glazing
- No Onward Chain
- Views Over The Cleddau Estuary
- Two Shower Rooms
- Gas Central Heating
- First time buy, investment or retirement home
- EPC: D

**Asking Price £160,000**

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**The Agent that goes the Extra Mile**

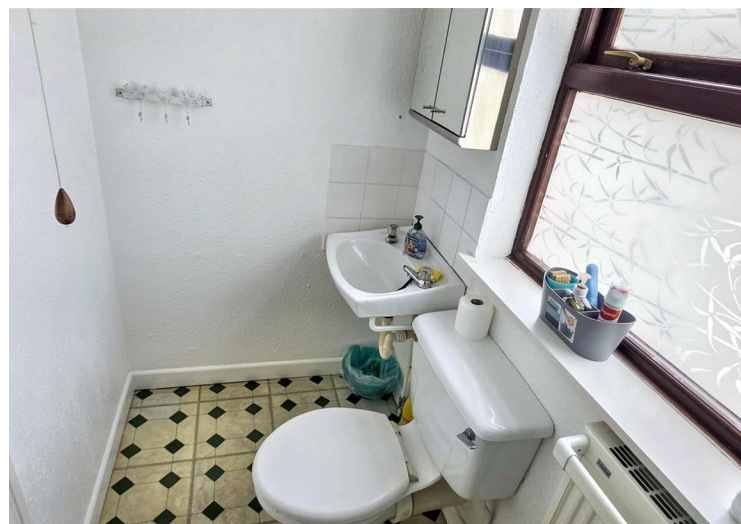
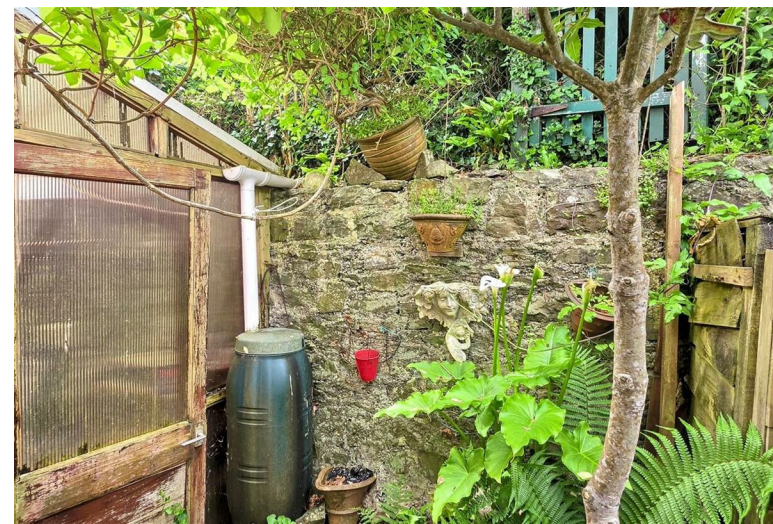




Occupying an enviable elevated position within the popular town of Neyland, 7 Railway Terrace is a charming three-bedroom terraced home boasting spectacular panoramic views across the Cleddau Estuary, Neyland Marina and the iconic Cleddau Bridge. Conveniently located close to local amenities, this property presents an exciting opportunity for buyers seeking a home with character, potential and an exceptional outlook. While requiring some modernisation, the property offers tremendous scope to create a wonderful family home, an attractive investment opportunity, or a peaceful coastal retreat for retirement.

The accommodation briefly comprises an entrance porch leading to a comfortable lounge with feature fireplace, which flows through to a dining room with useful understairs storage. The kitchen is fitted with a range of wall and base units and provides access to the rear backyard. Completing the ground floor is a practical shower room. To the first floor, the landing gives access to three bedrooms, with the principal bedroom enjoying stunning elevated estuary views. There is also a built-in storage cupboard housing the gas boiler, together with a shower room. Externally, the property benefits from an enclosed courtyard, along with a shed. Additional features include gas central heating, double glazing and the significant advantage of being offered with no onward chain.

The town centre of Neyland offers a range of shops, pubs, cafes and takeaways. Nearby amenities include the primary school, Neyland Yacht Club and the Marina, which features a popular waterfront bar and restaurant. Neyland is well served by local bus routes, while the larger towns of Haverfordwest, Milford Haven and Pembroke are all within easy reach, providing a wider range of facilities including supermarkets, retail parks, train stations, leisure facilities, a hospital, cinema and theatre.



### DIRECTIONS

From our West Wales Properties Milford Haven office in Charles street, follow the A4076 towards Neyland. Upon entering the town, proceed towards the centre and turn onto Railway Terrace, where the property will be found on the left-hand side. What 3 Words ///nuns.outbursts.brilliant

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