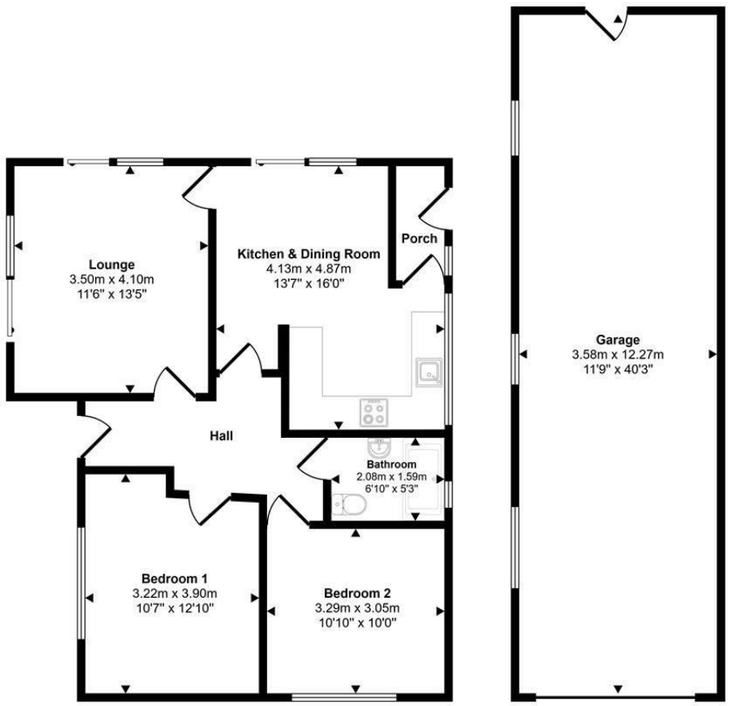
Approx Gross Internal Area
113 sq m / 1221 sq ft



Floorplan
Approx 69 sq m / 748 sq ft

Garage
Approx 44 sq m / 472 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 'D'
HEATING: Gas and Electric

ref: SLS/CFH/JUL/26/OK/CFH

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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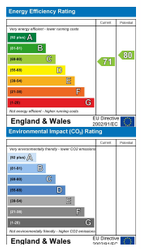
01646 698585
www.westwalesproperties.co.uk

Caerfelyn Churchway, Neyland, Milford Haven, Pembrokeshire, SA73 1QL

- Detached Bunglow
- No Chain
- Garage
- Estuary Views
- Triple Glazing and Gas Central Heating
- Two Double Bedrooms
- Off Street Parking
- Recently Updated
- Substantial Plot 0.36 acre
- EPC Rating: C

Price £275,000



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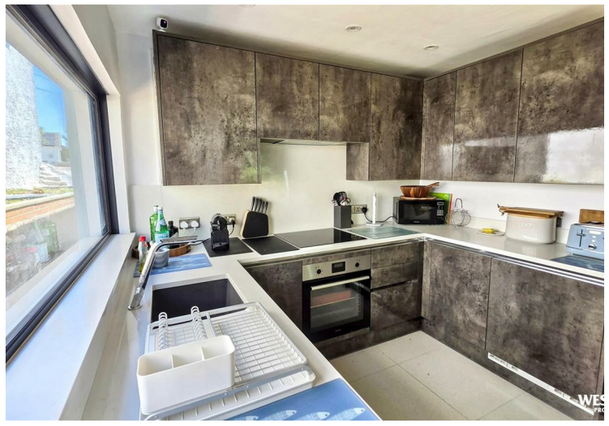
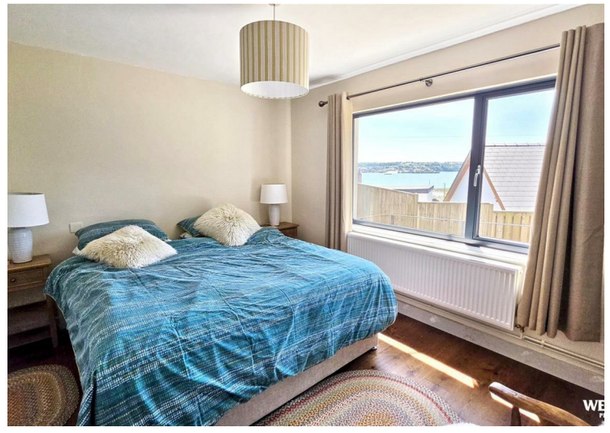
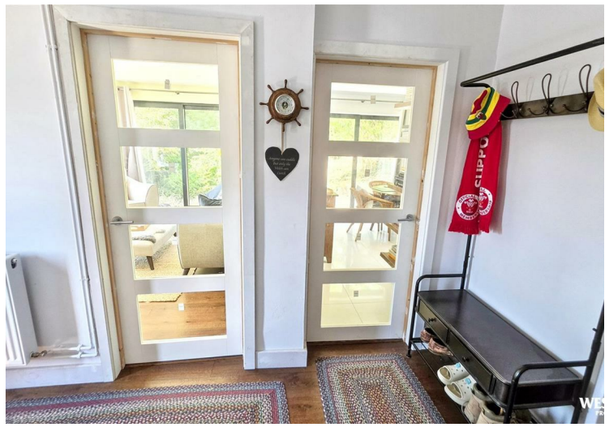
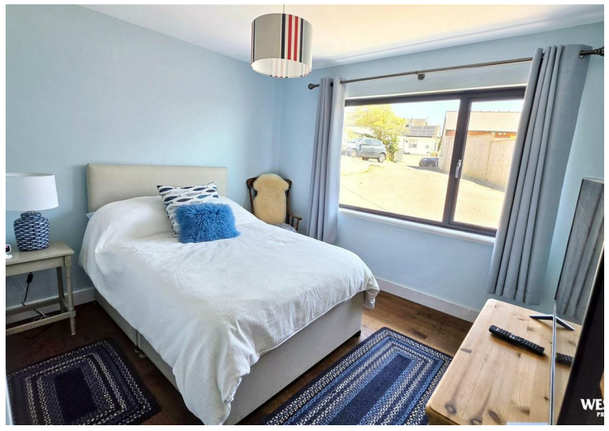
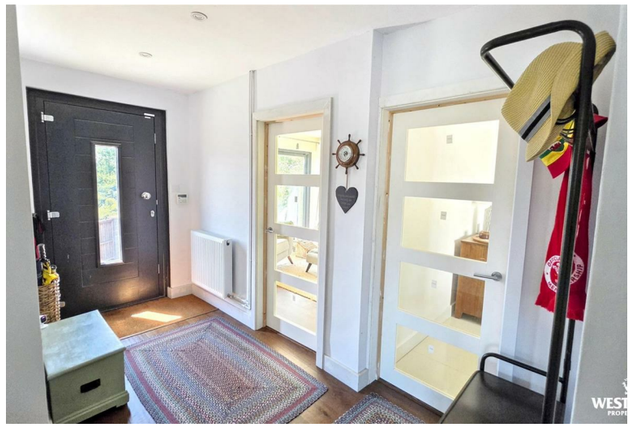
The Agent that goes the Extra Mile

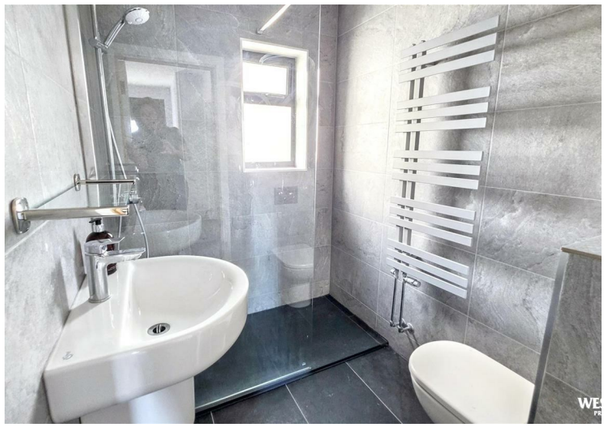












Situated in an elevated position in Neyland, this detached two bedroom bungalow enjoys views across the Cleddau Estuary and offers well-presented accommodation. The property has been renovated by the current owners and combines modern finishes with generous outdoor space, making it suitable for a range of buyers. Offered for sale with No Onward Chain!

The accommodation briefly comprises a welcoming entrance hallway, a living room with large sliding doors opening onto the rear garden, allowing plenty of natural light and taking advantage of the outlook. The impressive modern kitchen/dining room is fitted with a range of contemporary wall and base units, integrated appliances and space for a dining table, creating an excellent social space for everyday living and entertaining. There are two double bedrooms, including a principal bedroom with views towards the estuary, together with a modern shower room fitted with a walk-in shower, wash hand basin and W.C. The property benefits from triple glazing and gas central heating.

Externally, the property occupies a generous plot approx. 0.36 acre with slopping lawned gardens, to the front and rear. The generous garden offers views towards the Waterway with two patio areas to enjoy, both of which currently need updating with the potential to improve with further landscaping. There is off-road parking for a few vehicles, together with a impressive detached garage providing additional parking or storage. This property offers comfortable single-storey living in a convenient and enviable position enjoying estuary views. Early viewing is recommended to appreciate the accommodation, plot and views on offer. Viewing is highly recommended!

Located within easy reach of Neyland's local amenities, with its shops, pubs and takeaways, as are the primary school, Neyland Yacht Club and the Marina, with its bar/restaurant and cafe. Neyland is also served by several bus routes to Haverfordwest, Milford Haven and Pembroke.

DIRECTIONS

From our West Wales Properties Milford Haven Office on Charles Street, head north-west along Charles Street towards Hamilton Terrace. At the roundabout, take the second exit onto the A4076 and continue over the Cleddau Bridge towards Neyland. After crossing the bridge, continue ahead and follow the signs for Neyland. As you enter the town, continue along Church Road before turning left onto Churchway. Continue along Churchway, where Caerfelyn can be found at the top on lane on the left-hand side. What3words: ///standing.juror.hazelnuts

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