



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.

TAX: Band C

ADR/EG/29/07/20/OK

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.

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

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA

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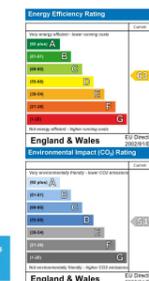


105 High Street, Neyland, Milford Haven, Pembrokeshire, SA73 1TR

- * NO CHAIN *
- Character Features
- Close to Local Amenities
- Three Reception Rooms
- Gas Central Heating and Double Glazing
- Beautifully Presented
- Walking Distance to Marina
- Three Double Bedrooms
- Enclosed Rear Garden
- EPC Rating: D

Offers In Excess Of £147,000

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The Agent that goes the Extra Mile



**** VIRTUAL TOUR AVAILABLE **** Immaculately presented, this newly decorated, attractive mid terrace property boasts a wealth of character and charm throughout. Ideally situated in the heart of Neyland, within easy walking distance of the picturesque Marina, and the towns local amenities.

Benefitting from double glazing and gas central heating, and briefly comprising; entrance porch, hallway, lounge with feature fire place, dining room with feature fire place leading through to an open plan kitchen/breakfast room with an attractive stone feature wall and fireplace, and a selection of contemporary wall and base units, complimentary work surfaces, and an island. Stairs lead up to a family sized bathroom, with bath and shower separate, and a further few stairs lead to three double bedrooms, (two benefitting from distant sea views) and a study on the first floor.

Externally the property benefits from a sizeable rear garden, with side and rear pedestrian access. Stepping out from the kitchen/breakfast room to a patio area, with steps leading up to an enclosed lawned area. There is also a stone storage shed.

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



Porch
3'3" x 3'7" (1m x 1.1m)

Kitchen/Breakfast Room
12'9" x 17'0" max (3.9m x 5.2m max)

Bedroom
13'9" x 9'10" (4.2m x 3m)

Hallway

Bathroom
8'10" x 12'9" (2.7m x 3.9m)

Study
3'3" x 10'5" (1m x 3.2m)

Lounge
14'5" x 11'9" (4.4m x 3.6m)

Bedroom
10'5" x 11'1" max (3.2m x 3.4m max)

Storage Room
4'7" x 8'2" (1.4m x 2.5m)

Dining Room
11'1" x 12'1" (3.4m x 3.7m)

Bedroom
13'9" x 11'1" (4.2m x 3.4m)



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 head towards the High Street. Continue down the High Street and the property will be found on your left, denoted by a for sale sign.

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