

View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: We are advised Freehold
Tax: Band B

SGG/QAJ/01/21/TAKEONOK 02022021 SSG

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate.

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
EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585

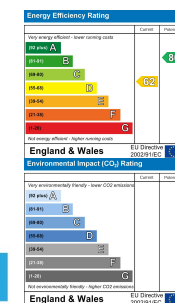


14 Fredrick Street, Neyland, Milford Haven, Pembrokeshire, SA73 1TG

- Mid Terrace House
- Lounge / Diner
- Shed/Workshop
- Close To Marina
- Double Glazing
- Well Presented
- Three Double Bedrooms
- Patio Garden To Rear
- Gas Central Heating
- EPC Rating D

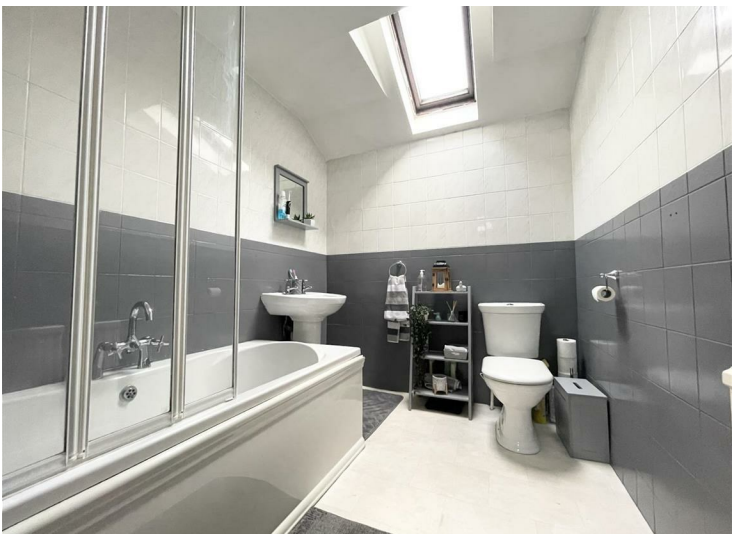
Offers In Excess Of £140,000

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The Agent that goes the Extra Mile



**** VIRTUAL VIEWING VIDEO AVAILABLE ****
This well presented mid terrace house is conveniently located on Fredrick Street situated within close proximity to the Neyland Marina, within walking distance of schools and shops. The layout of the property briefly comprises: entrance porch, 25' lounge/diner and kitchen on the ground floor. Upstairs, there are three double bedrooms and family bathroom. Externally the property offers a patio seating area with steps leading up to a decked area and a shed/workshop, which has been split into 2; accommodating a utility area for a tumble dryer / chest freezer and the other side has been used as a bar area by the current owner. The property is served by gas central heating and is in a great condition. An excellent first time buy, 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, 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.

LOUNGE/DINER
16'0" x 25'3" (4.9 x 7.7)

BEDROOM 1
11'5" x 14'9" (3.5 x 4.5)

BEDROOM 3
7'2" x 13'1" (2.2 x 4.0)

KITCHEN
9'10" x 14'9" (3.0 x 4.5)

BEDROOM 2
16'4" x 8'2" (5.0 x 2.5)

BATHROOM
8'6" x 6'6" (2.6 x 2.0)



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. On entering the High Street turn left into Fredrick street you will find the property on your left hand side as denoted by our 'For Sale' board.

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