

VIEWING: By appointment only via the Agents.

TENURE: We are advised Leasehold

999 Year Lease started in 1988, approx 962 years remaining

GROUND RENT: A Peppercorn

SERVICE CHARGE: We are advised Nil.

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'D'

ref: SSG/CPS/14/003/25 OK

FACEBOOK & INSTAGRAM, TIKTOK
<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.

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



27 Gaddarn Reach, Neyland, Milford Haven, Pembrokeshire, SA73 1PW

- Immaculately Presented Semi-Detached House
- Leasehold Property
- Two Bedrooms
- Gas Central Heating & Underfloor Heating
- Double Glazing
- Contemporary Decor
- Garage
- Utility Room
- EPC Rating: E

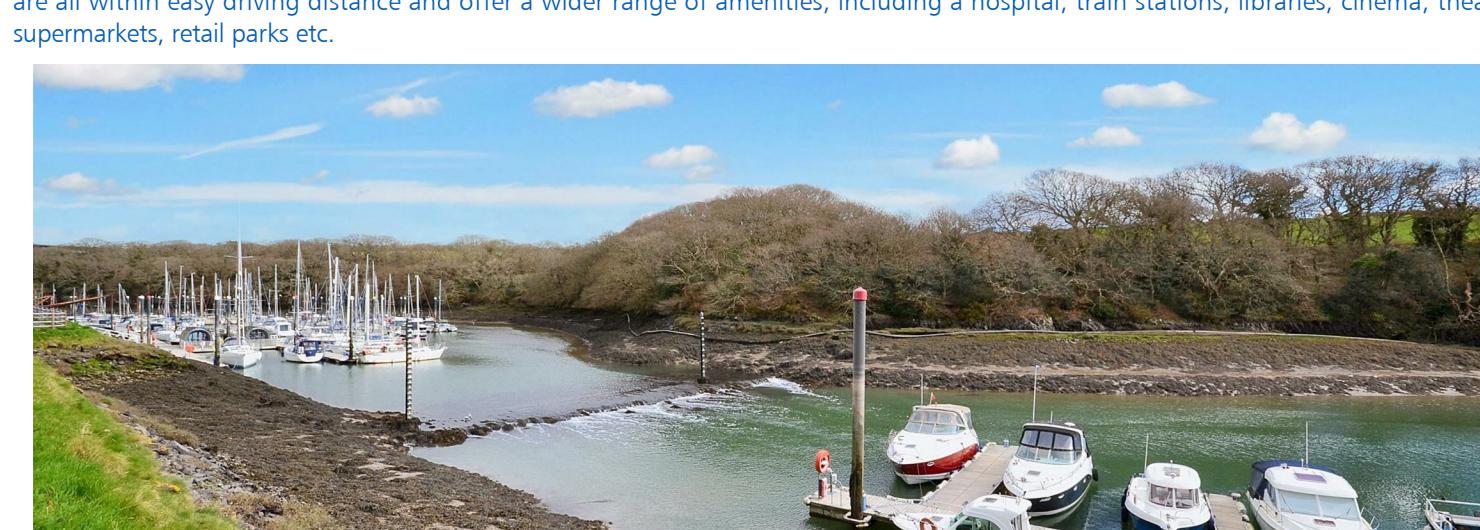
Offers Over £250,000

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The Agent that goes the Extra Mile



DIRECTIONS

From our office in Milford Haven, proceed down Fulke Street and turn left on Hamilton Terrace. Follow the road until taking a right at the traffic lights at the Horse and Jockey Public House sign posted for Neyland. Upon entering Neyland proceed down the hill and to the bottom of the High Street turning left into the Marina. Continue along until you come into the Gaddarn Reach and the property will be on your left, opposite the marina. What3words#workbook.clockwork.dragging

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