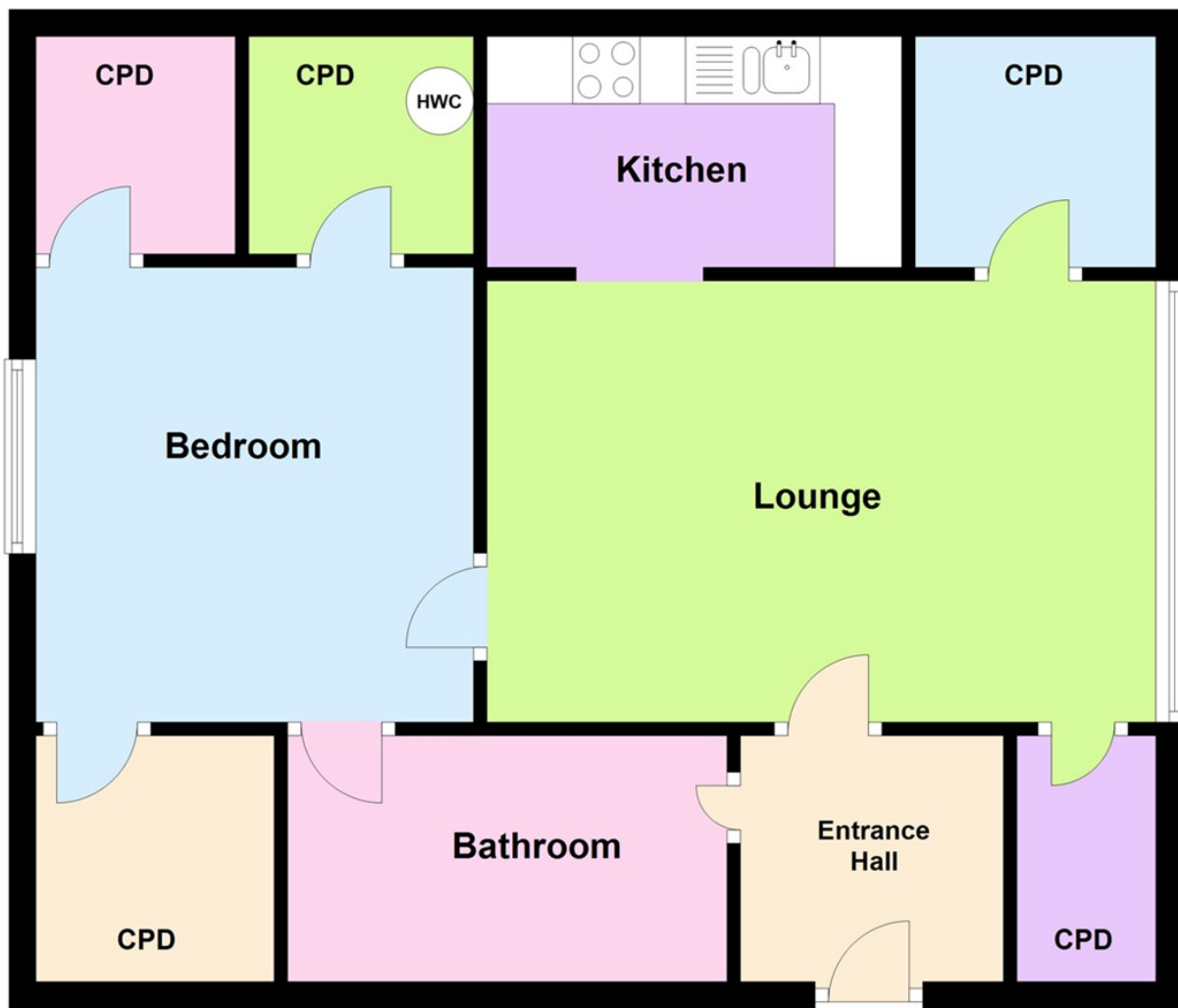


Ground Floor



View: By appointment with the Agents.
 Services: We have not checked or tested any of the Services or Appliances.
 Tenure: We are advised; Leasehold. 999 year lease started in 1993.
 Peppercorn Ground Rent. Service Charge - 7.1% of total costs
 Tax: Band C
 SSG/OK14082021SSG

These are draft details and should not be relied upon.

Please note that there is important information relating to the property that we need to discuss with you prior to your viewing this property. Please ask our staff for further details.

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

01646 698585
 www.westwalesproperties.co.uk

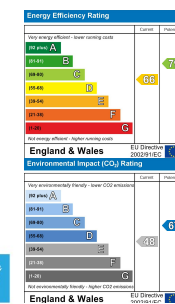


45 Gaddarn Reach, Neyland, Milford Haven, Pembrokeshire, SA73 1PW

- **** NO CHAIN ****
- **One Bedroom**
- **Lift/Stairs Access**
- **Leasehold**
- **Allocated Parking**
- **Top Floor Apartment**
- **Well presented**
- **Electric Heating**
- **Views Over Marina**
- **EPC Rating C**

Offers In Excess Of £110,000

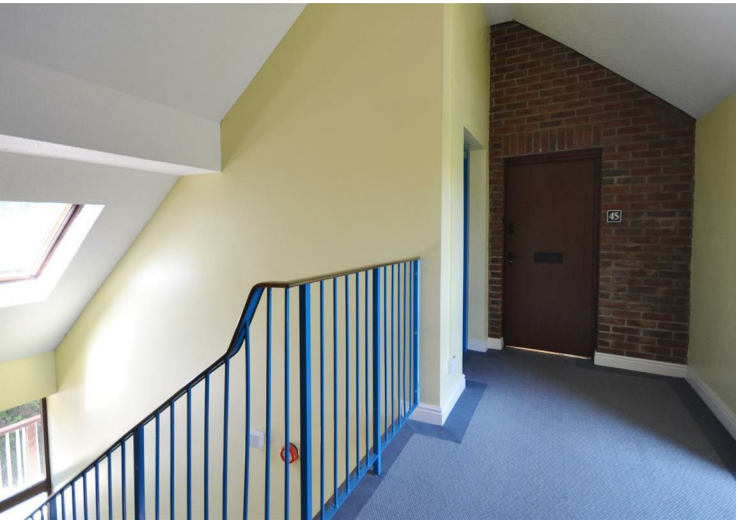
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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 EMAIL: milford@westwalesproperties.co.uk TELEPHONE: 01646 698585

The Agent that goes the Extra Mile





A unique opportunity to purchase a well-presented one-bedroom top-floor apartment with stunning views over Neyland Marina. The property briefly comprises; Entrance hallway, Living and Dining Room with archway into the kitchen which includes integrated appliances, A double bedroom with walk-in wardrobe, En-suite Bathroom with a shower over the bath, toilet and wash-hand basin. The property further benefits from an intercom system for entry, lift access, allocated parking for one vehicle and electric heating. Viewing is highly recommended. Tenure Leasehold.

The town centre, with its variety of local shops and pubs and take-always, 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. See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.

Entrance Hall

6'1 x 6'5 (1.85m x 1.96m)

Living & Dining Room

10'10 x 16'3 (3.30m x 4.95m)

Kitchen

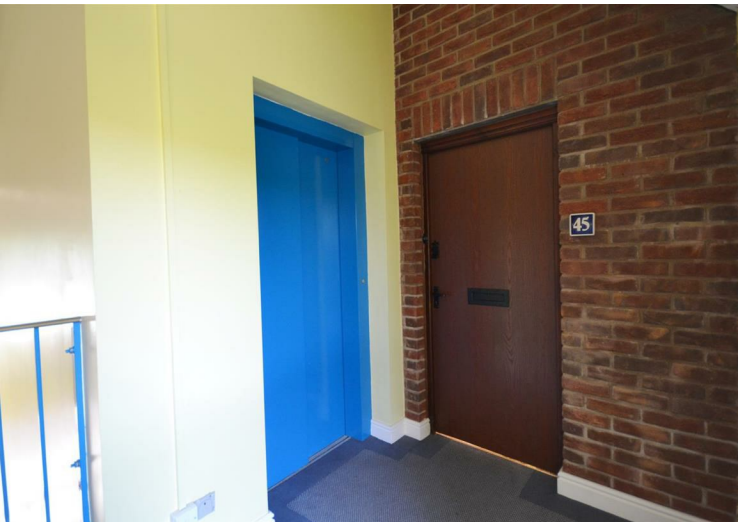
5'8 x 10' (1.73m x 3.05m)

Bedroom One

11'8 x 11'10 (3.56m x 3.61m)

Bathroom

9' x 6' (2.74m x 1.83m)



DIRECTIONS

From the Milford Haven office proceed out of town heading towards Haverfordwest until you reach Sentry Cross roundabout. Take the second exit signposted towards Neyland and at the next roundabout take the third right into Neyland. Follow the road through town until you reach the turning to Neyland Marina. Follow the road through the boat yard all of the way to the end, where you will find Gaddarn Reach on your left hand side. The property will be further along that road on the left-hand side. The property will be on the left. What3Words reference: learns.tangent.swatted

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