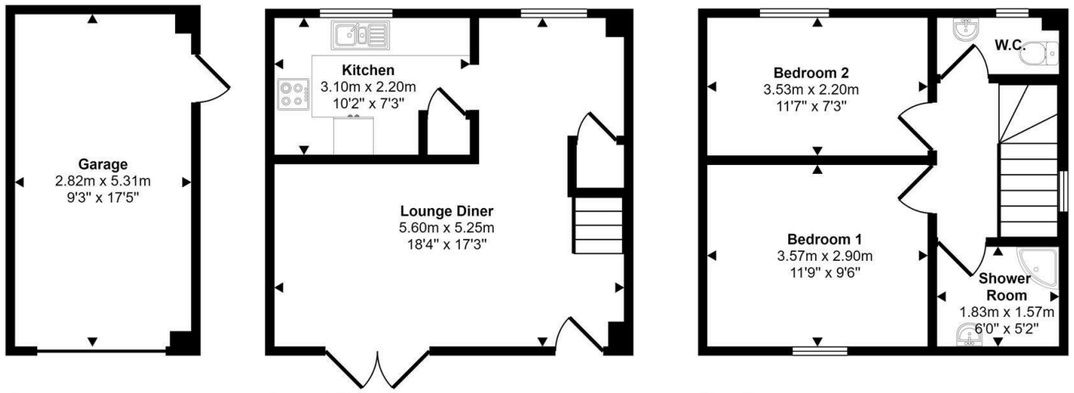
Approx Gross Internal Area
74 sq m / 793 sq ft



Garage
Approx 15 sq m / 161 sq ft

Ground Floor
Approx 29 sq m / 316 sq ft

First Floor
Approx 29 sq m / 316 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 Leasehold
LENGTH OF LEASE: 962 REMAINING FROM 999
ANNUAL GROUND RENT: Advised Peppercorn
GROUND RENT REVIEW PERIOD: 29 September yearly
ANNUAL SERVICE CHARGE AMOUNT: £N/A [year]
SERVICE CHARGE REVIEW PERIOD: N/A

SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D '

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.

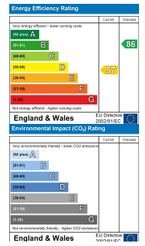
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk
TELEPHONE: 01646 698585

01646 698585
www.westwalesproperties.co.uk

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

- Semi-Detached House
- Balcony to Front
- Marina Location
- Fantastic Estuary Views
- Garage & Off Road Parking
- Two Bedrooms
- Enclosed Garden
- Leasehold Property- 962 Years Remaining
- Close to Amenities
- EPC Rating D



Offers In Excess Of £210,000

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

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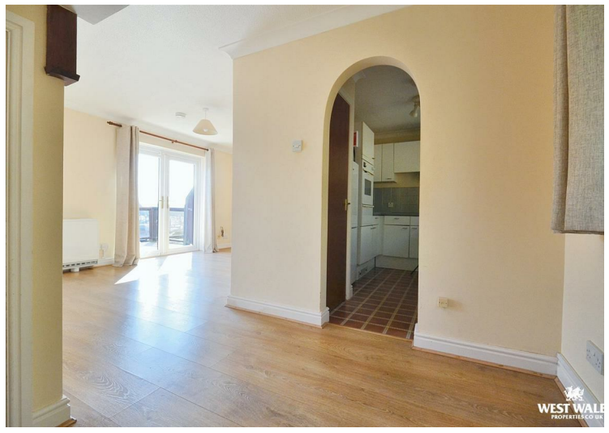
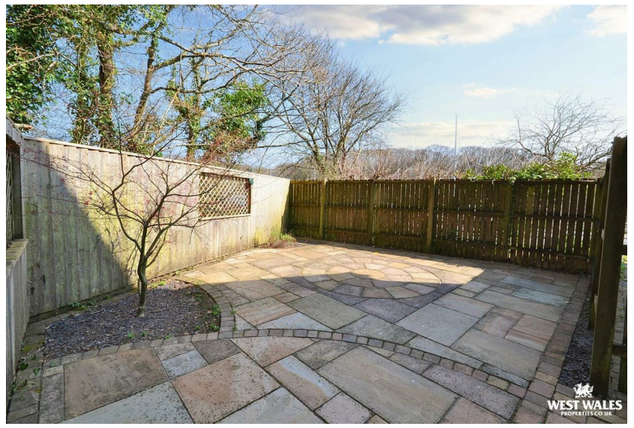
The Agent that goes the Extra Mile





Situated in a prime location on the picturesque Neyland Marina, this semi-detached two-bedroom house offers an exceptional opportunity to create your perfect home or a peaceful bolt hole. With the River Cleddau just steps away, enjoy scenic walks along the river and the tranquillity of coastal living right on your doorstep. The property features a balcony that offers a perfect vantage point to take in the fantastic views of the estuary. Have a look at the virtual tour and appreciate what this property offers. Call us on 01646 698585 to book your viewing!

The accommodation briefly comprises of; Lounge/dining room and kitchen to the first floor. With two bedrooms, a shower room and second w/c to the top floor.

Externally there is off road parking, a garage and an enclosed paved garden. There is also a fantastic balcony to sit and enjoy the uninterrupted views of the marina.

The town centre, with its variety of local shops, pubs and takeaways, 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 a hospital, train stations, libraries, cinema, theatre, supermarkets, retail parks etc.

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 the last one on your left, opposite the marina. What3words#butchers.larger.suppers

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