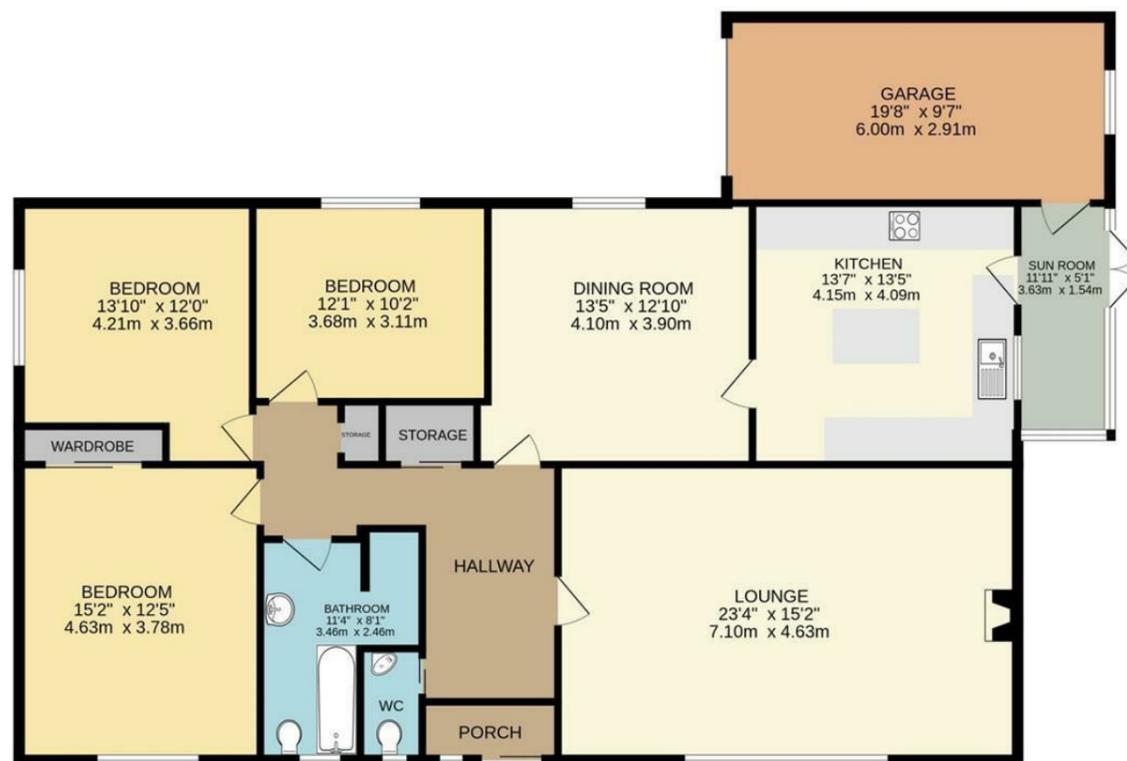


GROUND FLOOR
1709 sq.ft. (158.7 sq.m.) approx.



TOTAL FLOOR AREA : 1709 sq.ft. (158.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

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.
COUNCIL TAX: Band E
HEATING: Oil Central Heating

SSG/RMA/OK EJJ

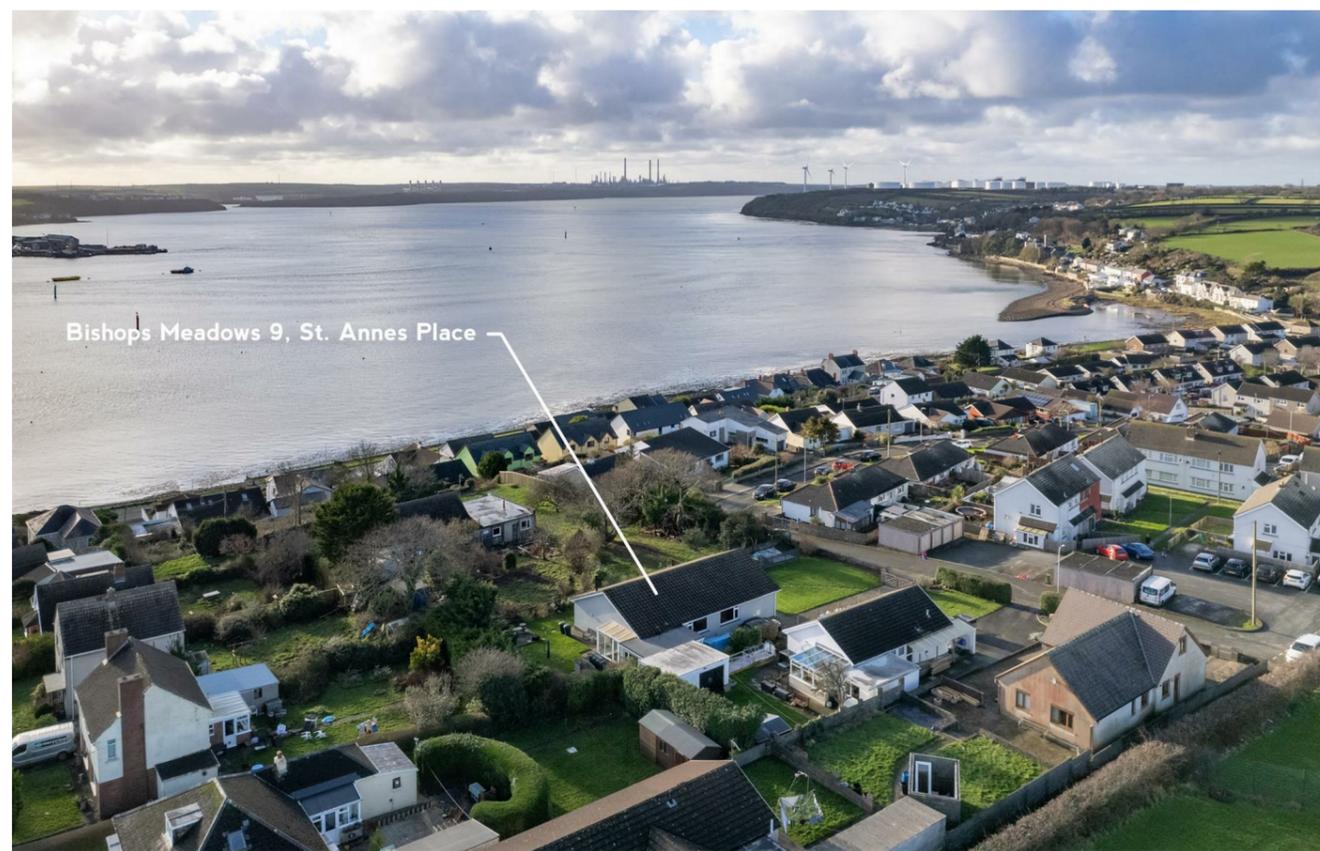
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<https://www.facebook.com/westwalesproperties/>

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

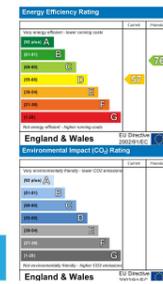
89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585



Bishops Meadows, 9 St. Annes Place, Neyland, Milford Haven, Pembrokeshire, SA73 1UA

- Lovely Detached Bungalow
- Gated Driveway Access
- Three Double Bedrooms
- Vertical Blinds Replaced Throughout In 2022
- Exterior Wall Coating Replaced 2023
- 23ft Lounge with Multi Fuel Stove
- Estuary Views & Short Walk To The Marina
- Ample Driveway & Garage
- Kitchen & Bathroom Replaced 2022
- EPC Rating: D



Offers In Excess Of £360,000

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



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The Agent that goes the Extra Mile





A well-presented detached 3 bedroom bungalow sitting in a plot of approximately 0.18 acres of grounds, enjoying a south-facing location with some estuary views in the pleasant riverside town of Neyland.

The property briefly comprises; entrance porch, hallway leading to a spacious lounge with multi fuel stove, replaced kitchen in 2023 with a range of wall and base units and central island, dining room, & three double bedrooms, as well as family bathroom, fitted in late 2022. There is a sunroom to the rear and access to the single garage.



Externally, the property is approached via a gated access to the driveway, which affords ample space for 4-5 vehicles, as well as a single garage which benefits from a replaced roof in late 2023. There is a lawned garden to the front with fenced off area with veg plot. The garden continues to the side and rear of the property, where there are two gravelled seating areas and further lawned areas, with flower beds. The property benefits from Oil Central Heating and double glazing throughout.

Just a short distance walk you will find the popular Brunel Trail which is approximately 9 miles long of traffic free walk/cycle way, running through Westfield Pill Nature Reserve and onto Haverfordwest. Viewing is highly recommended!

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



DIRECTIONS

From our Milford Haven branch head west on Charles Street (B4326) towards Priory Street. Turn right onto Dartmouth Street. Take the next right onto Robert Street. At the end of the road turn left onto Steynton Road (A4076) follow the road for approximately 1.5 miles. At the traffic lights turn right onto Neyland Road (A477). At the Sentry Cross roundabout take the second exit to stay on the A477. At the Honeyborough Roundabout take the 4th exit onto Honeyborough Road (B4325). Follow the road for approximately half a mile. Continue straight onto Riverside Avenue (B4325). Turn left onto Sidney Webb Close. Follow the road around to the right. At the end of the road turn left onto St Annes Place. Follow the road around to the left. You will find the property located on your right-hand side.

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