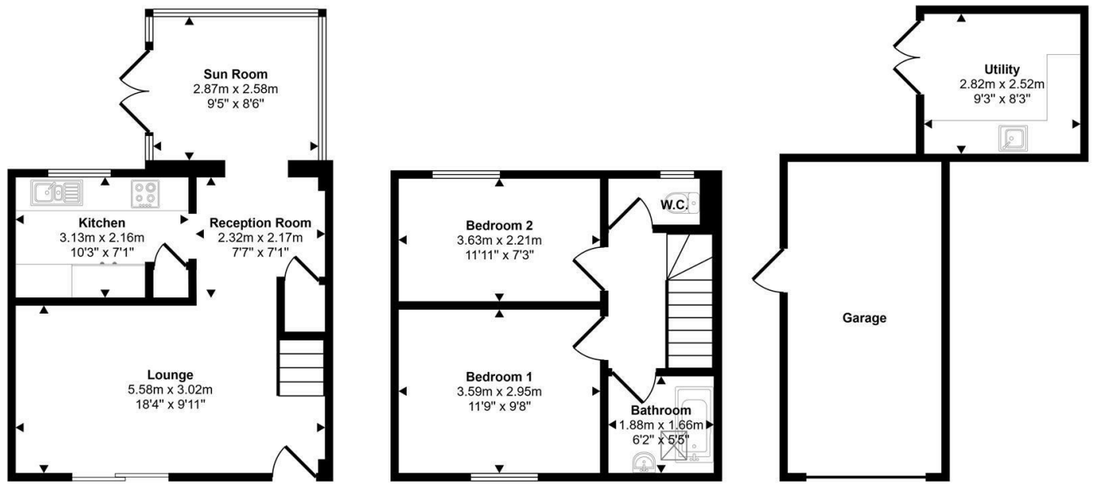
Approx Gross Internal Area
91 sq m / 976 sq ft



Ground Floor
Approx 38 sq m / 410 sq ft

First Floor
Approx 30 sq m / 321 sq ft

Garage / Utility
Approx 23 sq m / 245 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
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.

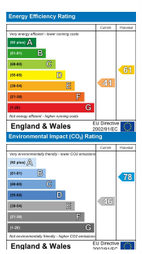
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01646 698585
www.westwalesproperties.co.uk

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

- **Immaculately Presented Semi-Detached House**
- **Two Bedrooms**
- **Double Glazing**
- **Balcony with Marina Views & Sunroom to Rear**
- **Garage**
- **Leasehold Property**
- **Gas Central Heating & Underfloor Heating**
- **Contemporary Decor**
- **Utility Room**
- **EPC Rating: E**



Offers Around £265,000

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

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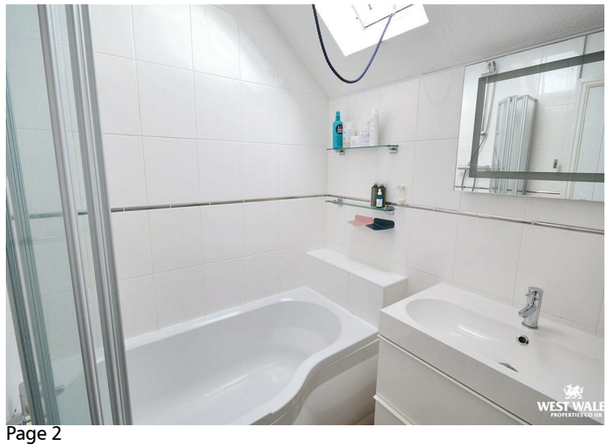
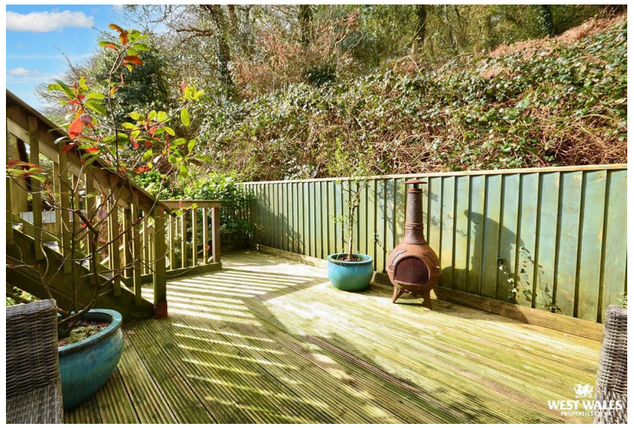
The Agent that goes the Extra Mile





Situated on Neyland Marina this contemporary property offers uninterrupted marina and waterway views and has been significantly improved by the current owner offering modern accommodation throughout.

The property briefly comprises of an open plan lounge/dining area to the front, with access to a balcony via sliding uPVC patio doors, a modern kitchen made up of fitted wall and base units, Neff appliances, an AEG hob, a boiling hot Quooker tap and integrated dishwasher. The kitchen also offers views over the rear terraced garden and woodland beyond. There is a sunroom to the rear, providing the perfect space to relax and unwind. Upstairs are two bedrooms with built-in and free-standing storage, a bathroom fitted with P-shaped bathtub and a shower over, sink and toilet. There is also a separate WC and sink.

Externally, the property boasts a tiered garden laid decking and patio/ornamental gravel with established shrubs. The terraced layout provides various seating and entertaining areas. there is also a useful utility room behind the single garage, with a sink and storage cupboards, offering space for a washer and dryer.

The property also benefits from LPG gas heating, double glazing and a garage providing off-road parking.

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 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.