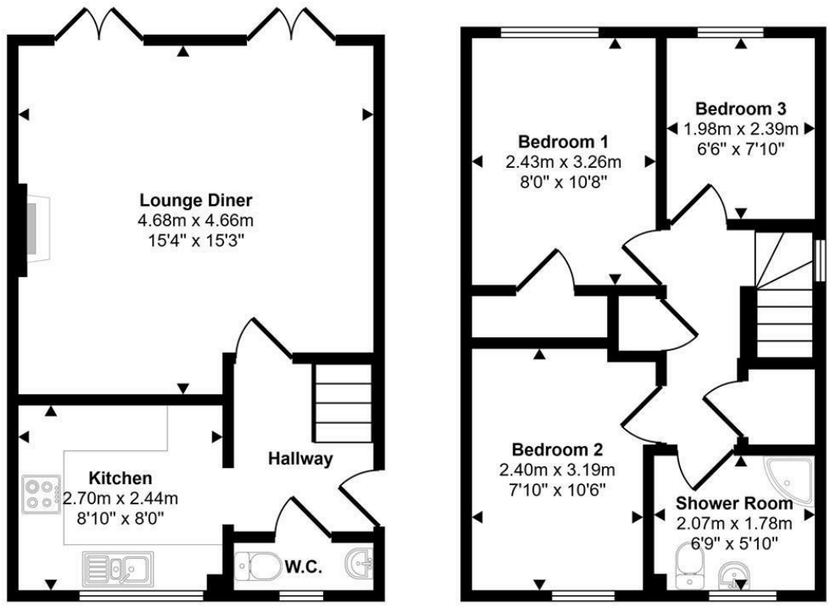
Approx Gross Internal Area
67 sq m / 724 sq ft



Ground Floor
Approx 34 sq m / 363 sq ft

First Floor
Approx 33 sq m / 360 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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water, Mains Gas
HEATING: Gas Central Heating
TAX: Band C

IRK/MSH/10/26/DRAFT

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
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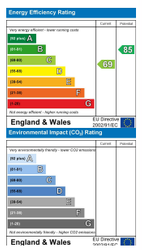
01646 698585
www.westwalesproperties.co.uk

59 Honeyborough Grove, Neyland, Milford Haven, SA73 1TQ

- Semi-Detached
- Gardens Front & Rear
- Edge of Neyland Town
- Gas Central Heating
- Quiet Cul-De-Sac Location
- Three Bedrooms
- Off-Road Parking
- Close to Amenities
- Ideal Family Home
- EPC Rating: C



£200,000

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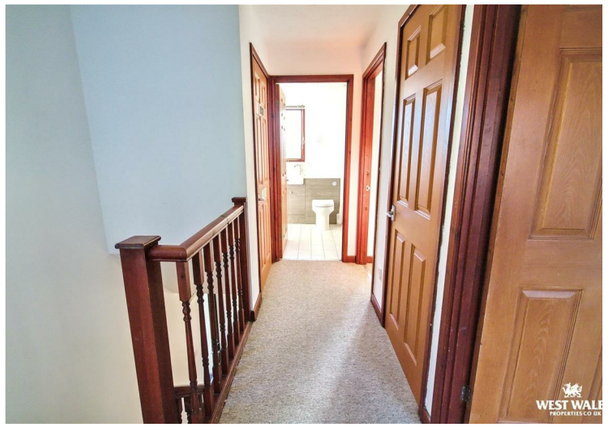
The Agent that goes the Extra Mile



A well presented, three bedroom, semi-detached property, ideally located in the heart of popular community of Neyland, within walking distance of schools, shops and other local amenities. This property is an ideal family home!

Benefitting from gas central heating and double glazing, the accommodation briefly comprises; cosy lounge/diner with gas fireplace, fitted kitchen with a selection of wall and base units, and a W.C. on the ground floor. Stairs lead up to three bedrooms (the master benefitting from a built in storage cupboard), and a modern bathroom.

Externally the property has a driveway to the side and an enclosed, low maintenance garden to the rear, mainly laid to lawn, with a paved patio seating area.

The town centre of Neyland, 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, Pembroke, and Tenby are all within easy driving distance and offer a wider range of amenities, including hospitals, train stations, libraries, cinema, theatre, supermarkets and retail parks, etc.

DIRECTIONS

From our Milford Haven office take the main Haverfordwest road, on reaching the Horse and Jockey public house turn right and follow the A477 to the roundabout. Take the second exit to continue along the A477 until you reach the Honeyborough roundabout, taking the third exit into Neyland. Take the second left turn into Fleming Way, take the second left on to Honeyborough Grove, then the first left again and the property can be found on your right-hand-side. What3words ///swoop.sends.bands

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