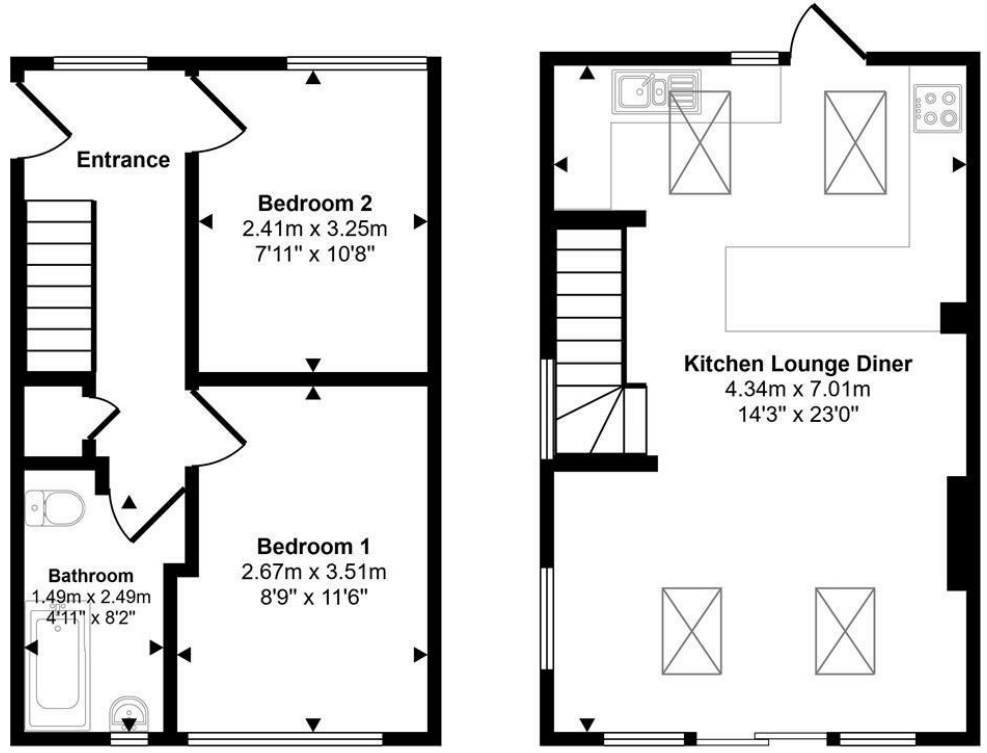


Approx Gross Internal Area  
60 sq m / 645 sq ft



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

ref: SSG/CPS/17/05/25 Ok EIL  
 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.

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

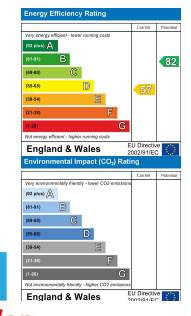


**Cleddau Sound, 73 Church Road, Llanstadwell, Milford Haven, Pembrokeshire, SA73 1EA**

- Beautifully Presented
- Juliet Balcony
- Modern Decor
- Parking to Front
- Local Restrictive Covenant Applies
- Immediate Estuary Views
- Two Bedrooms
- Enclosed, Terraced Garden to Rear
- Open Plan Living
- EPC Rating: D

Offers In Excess Of £200,000

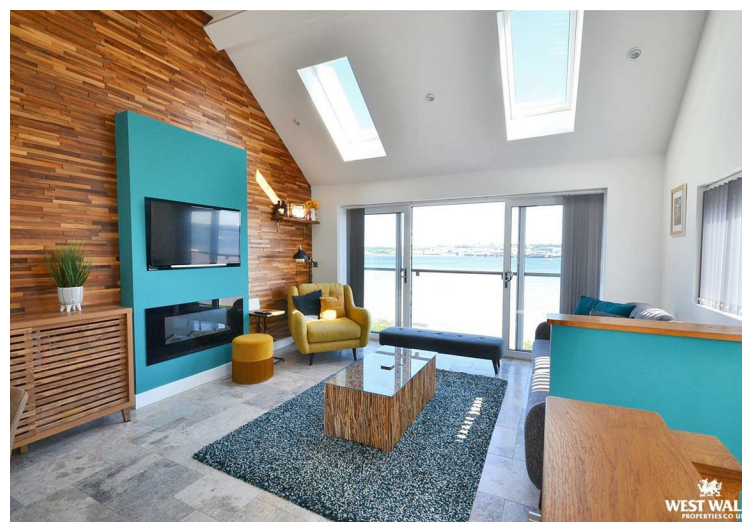
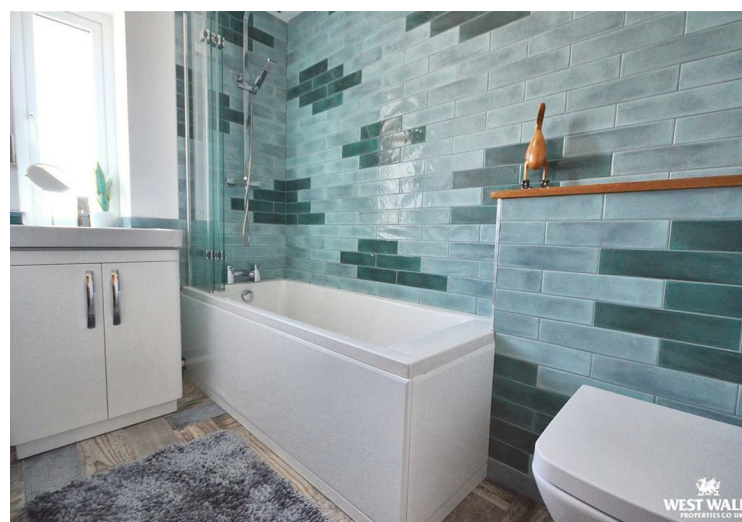
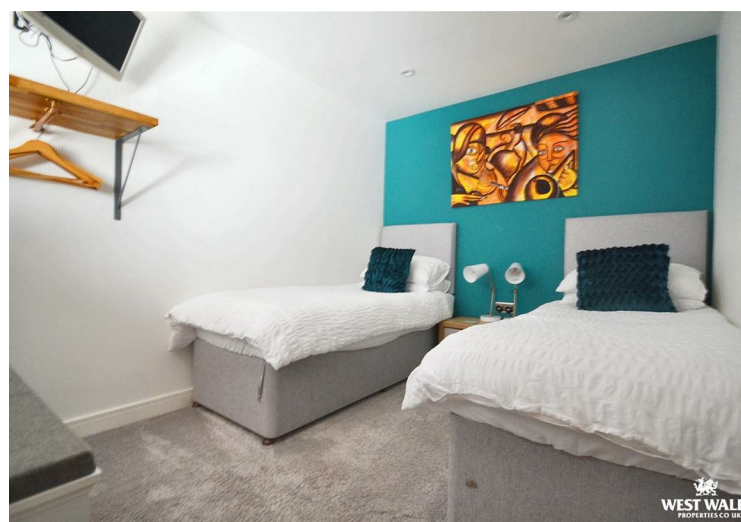
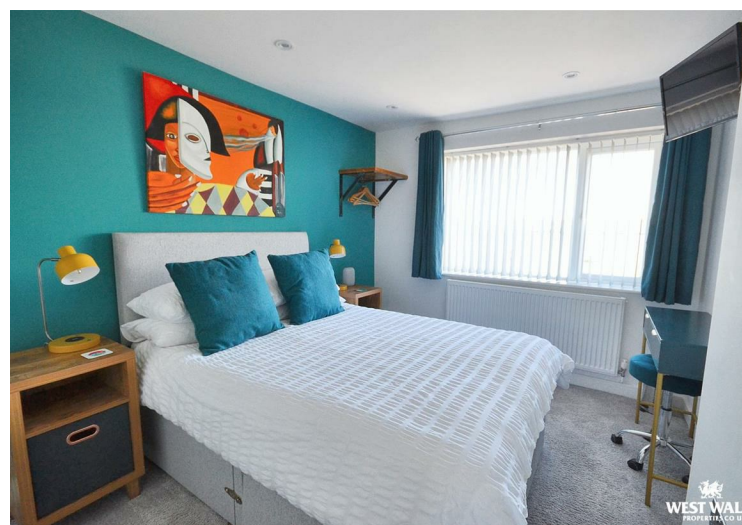
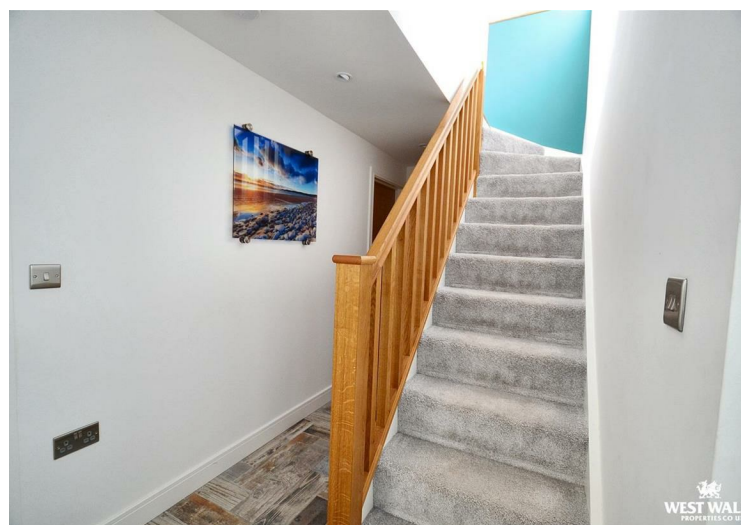
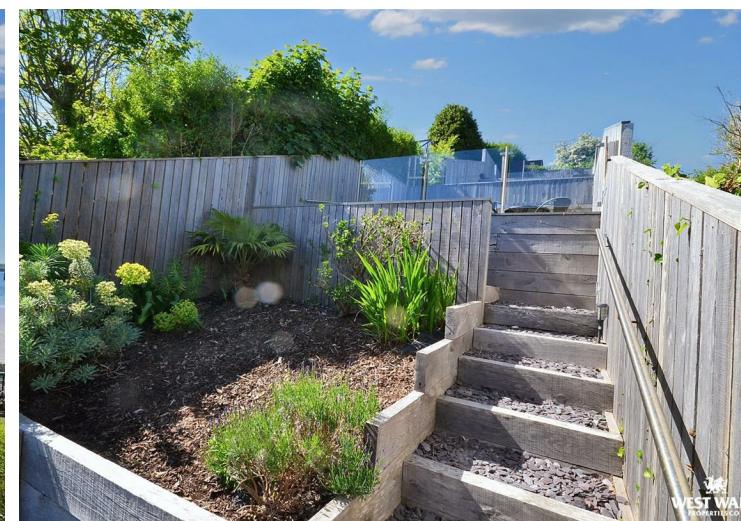
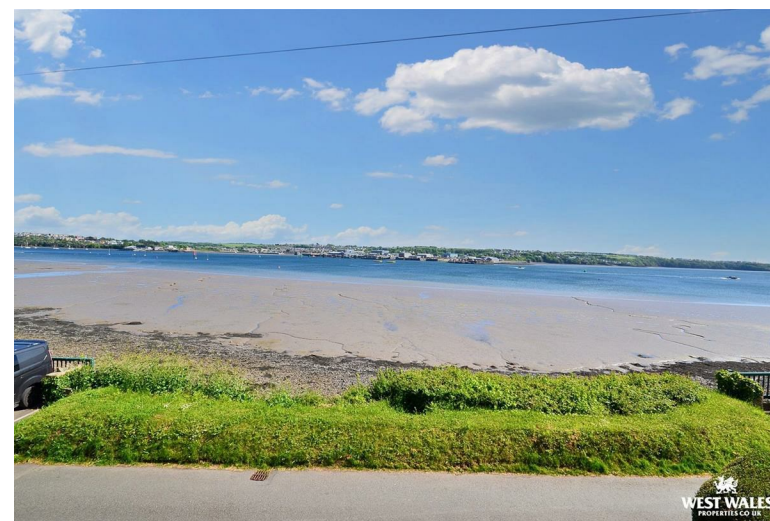
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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**The Agent that goes the Extra Mile**





Sitting adjacent the tranquil banks of the Cleddau Estuary in the picturesque village of Llanstadwell, this property offers a serene retreat with panoramic waterway views. This charming two-bedroom semi-detached property is ideal for those seeking a peaceful coastal lifestyle.

The accommodation briefly comprises two well-appointed bedrooms and a family bathroom on the ground floor. Upstairs, there is an open-plan living, kitchen and dining area that opens onto a Juliet balcony, perfect for al fresco dining while enjoying the estuary views.

The property is finished in a modern style, including a stylish kitchen, comfortable furnishings, and tasteful decor that complements the coastal setting.

The property features tiered gardens to the rear, providing ample space for outdoor activities and relaxation. There is also a front seating area, with a glass balustrade - creating another perfect spot for relaxing or entertaining whilst enjoying the view.

Situated on Church Road, the property offers easy access to local amenities in Neyland and Milford Haven, as well as the scenic walks along the estuary and coastal path, making it an ideal property for couples or small families seeking a coastal home with beautiful views, nature enthusiasts and birdwatchers eager to explore the estuary's rich wildlife and those desiring a peaceful retreat within reach of local amenities and transport links.

Agents Note - A local restrictive covenant applies to this property. The property presents a unique opportunity to own a slice of Pembrokeshire's coastal charm. To arrange a viewing or for more information, please contact us.



#### DIRECTIONS

DIRECTIONS: On leaving Milford Haven office, head to Great North Road and turn right onto Coombs Road. Continue on this road and turn right onto Military Road. Continue straight over and mini roundabouts and as you arrive in Neyland, before you reach the promenade, take the turning right onto Church Road. The property can be found on your right hand side. What3words#adjuster.bulge.exams

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.