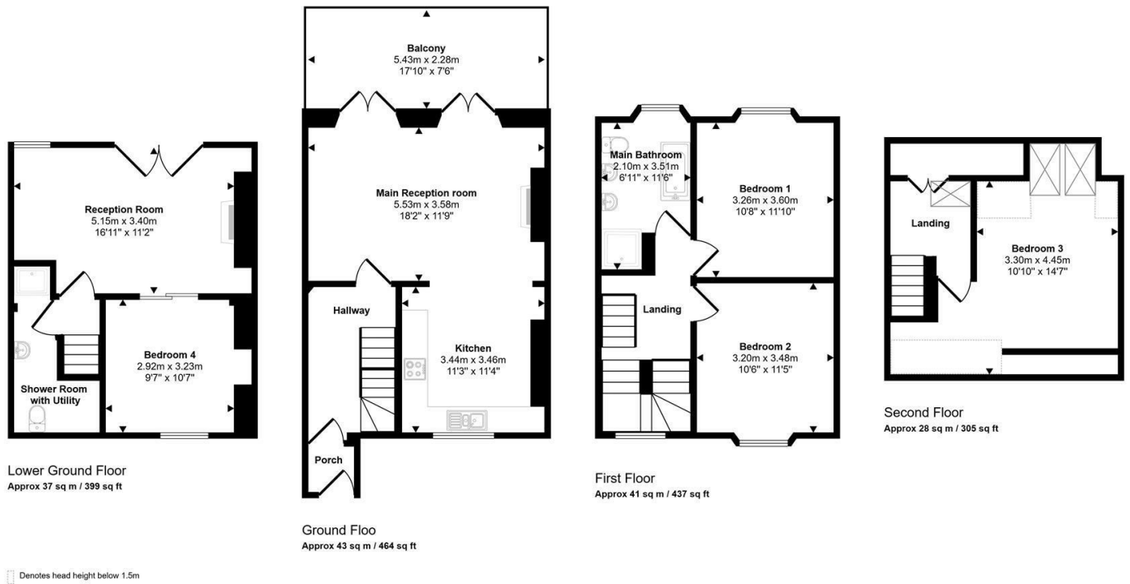
Approx Gross Internal Area
149 sq m / 1604 sq ft



Lower Ground Floor
Approx 37 sq m / 399 sq ft

Ground Floo
Approx 43 sq m / 464 sq ft

First Floor
Approx 41 sq m / 437 sq ft

Second Floor
Approx 28 sq m / 305 sq ft

Denotes head height below 1.5m

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.
Property has Mains Electric, Mains Water, Mains Gas, Mains Drainage
TAX: Band: D

We would respectfully ask you to call our office before you view this property internally or externally.

SSG/IK/04/26/OK/SBE

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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

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TELEPHONE: 01646 698585

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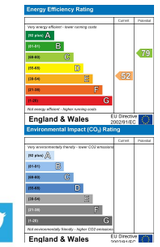

£350,000

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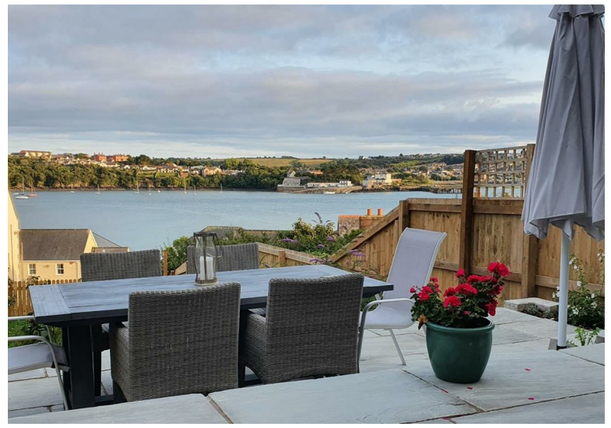


A rare opportunity to acquire this beautifully restored four-storey period property, just a short walk from the marina and enjoying breath-taking views over the Cleddau Estuary. Dating back to the mid-1800s, the home seamlessly blends original character with high-quality modern finishes.

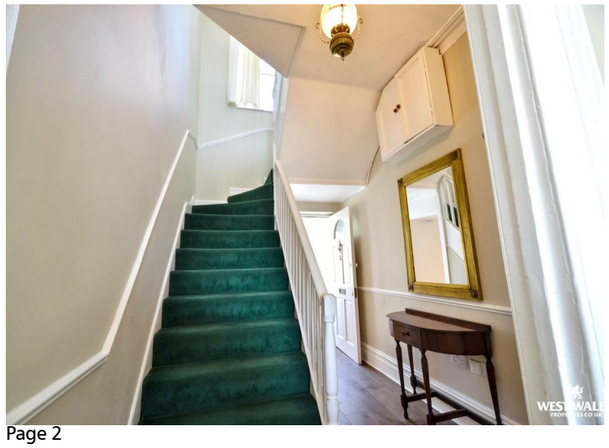
Deceptively spacious throughout, the ground floor features an open-plan kitchen/living area with oak engineered flooring and French doors opening onto a generous balcony—perfect for relaxing, entertaining and taking in the waterside views. The contemporary kitchen is finished to a high standard, with an island, quartz worktops, a built-in electric oven, and gas hob.

The first floor offers two double bedrooms and a family bathroom, complete with marble tiles, a rain shower, double sink, and a freestanding clawfoot bath. Both the rear bedroom and the bathroom benefit from the estuary views. On the second floor, there is a further double bedroom with Velux windows opening up to views upriver.

The lower ground floor offers versatile space, including a living room with high ceilings, a feature fireplace, and French doors opening to the southeast-facing garden. There is also an additional bedroom and a shower/utility room, providing flexible accommodation ideal for guests, home working, or multi-generational living.

Externally, the home benefits from a beautifully landscaped tiered garden with patios and lawned areas, all enjoying the stunning views. Situated on a quiet, hedged lane, the property has a walled front garden offering potential for off-street parking. This unique home combines charm, space, and an exceptional coastal setting.

Neyland is a charming coastal town on the Cleddau Estuary, offering a relaxed waterside lifestyle. Famous for its marina, scenic walks, and stunning views, the town has shops, cafes, and a primary school, with larger nearby towns like Milford Haven, Haverfordwest and Tenby. There is easy access to coastal walks and Pembrokeshire's sandy beaches.



DIRECTIONS

From our Milford Haven Office follow the road sign posted for Neyland passing through two roundabouts on the A477, on the second roundabout (Domino's) take the 4th exit for Neyland onto Honeyborough Road (B4325) and continue to follow the B4325 for around 0.7 miles, crossing into Neyland turn left onto High Street (B4325) and continue for 0.3 miles through the town. Turn right onto Hill Terrace, then continue a short distance as the road becomes Neyland Terrace. Number 6 will be on the left-hand side. What 3 Words - ///breezes.suitably.rock

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