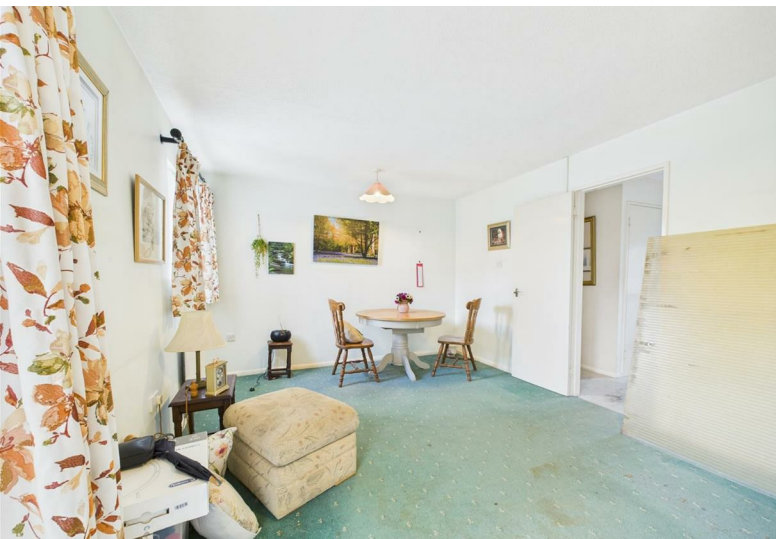


59 Fleming Way, Neyland



Offers In The Region Of £140,000



Introducing this 2-bedroom terraced bungalow located in the popular residential area of Fleming Way, Neyland. Offering an excellent opportunity for those looking to put their own stamp on a property, this home is in need of updating making it ideal for investors, first-time buyers, or anyone seeking a renovation project.

The bungalow offers a practical layout and good potential throughout, with scope to modernise and transform it into a comfortable, low-maintenance home. Situated in a convenient location close to local amenities, transport links, and the beautiful Pembrokeshire coastline, this property presents a fantastic chance to add value in a sought-after area.

A great project with plenty of potential, early viewing is highly recommended.



**RK & son
Lucas**
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Entrance porch

uPVC door with glass panel insert and side light, fitted carpet

Hallway

uPVC door with glass panel insert, fitted carpet

Lounge / Dining room

Spacious lounge/dining room with sliding doors, fitted carpet, uPVC double glazed window to rear

Kitchen

Double glazed uPVC window to the front, Vinyl flooring, matching base and wall units, integrated gas hob and cooker

Wet room

Shower panel walls, Vinyl wet room flooring, low flush toilet, hand basin, frosted double glazed uPVC window to the front

Bedroom 1

Double glazed uPVC window to the rear, fitted carpet, fitted storage

Bedroom 2

Double glazed uPVC window to the front, fitted carpet

Garage

5.2 x 3.0
Single garage with up and over door

Outside

To the front, the property benefits from a

lawned area with a pathway leading to the front door. At the rear, there is an enclosed garden, mainly laid to lawn, with a patio area

Additional information

Tenure: Freehold

Services: All mains services connected

Local Authority: Pembrokeshire County Council

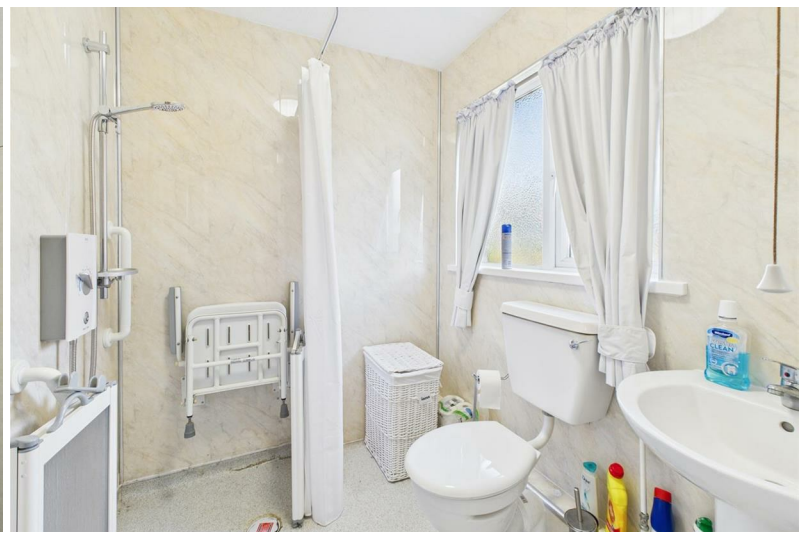
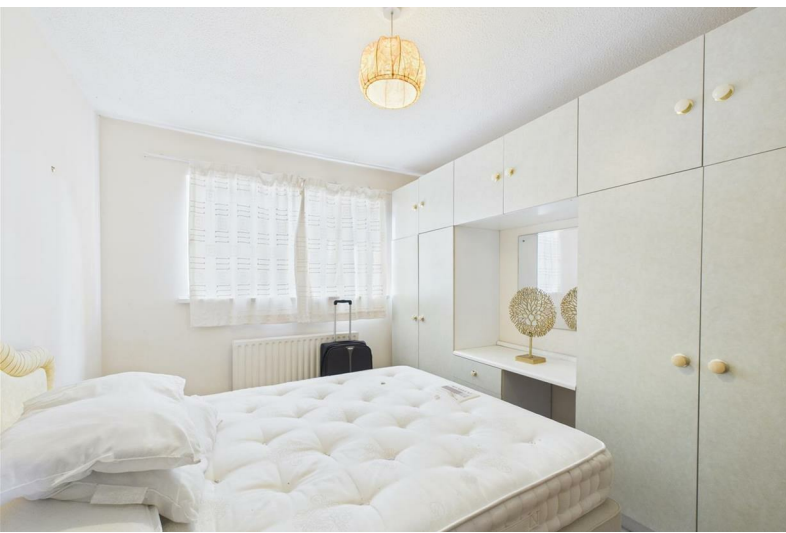
Council tax: Tax band C

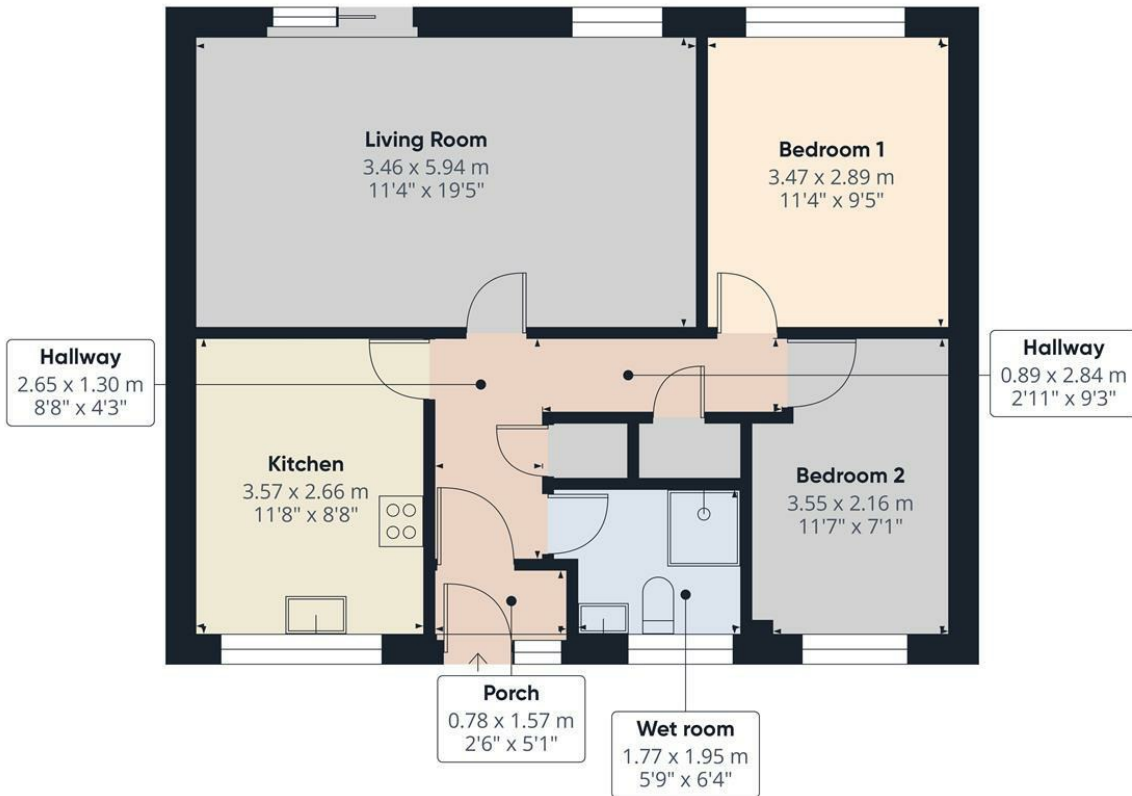
Viewing: By appointment with R K Lucas & son

Broadband: Super fast broadband available

Mobile coverage: Available from a range of providers

For an indication of speeds and supply of coverage we recommend visiting Ofcom checker.





Approximate total area¹⁾
60.5 m²
652 ft²

(1) Excluding balconies and terraces

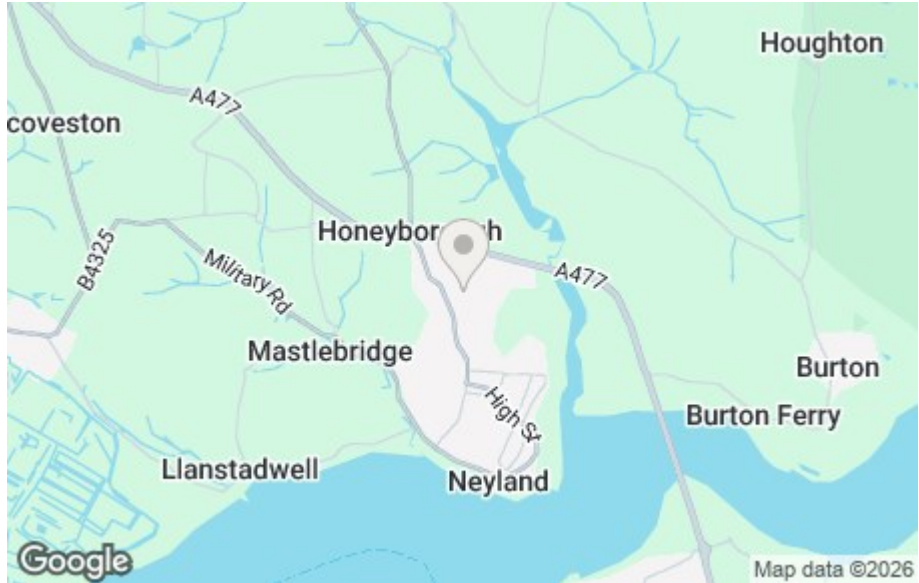
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



From our Milford Haven office, take Charles Street, then left at the cross roads onto Hamilton Terrace and continue on this road into Steynton. At the traffic controlled cross roads, take a right onto the A477. Go straight over the first roundabout then take the 4th exit at the next one, and into Honeyborough. Take the third left onto Fleming Way, then left again. No. 59 is in the far left corner on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.