



£210,000

66, Cambrian Road plus Plot to Rear

Neyland SA73 1ST

HOUSE WITH BUILDING PLOT TO REAR

Positioned on Cambrian Road in Neyland this terraced property has 3 bedrooms on the ground floor with the living accommodation on the first floor to make the most of its uninterrupted views across the Cleddau River and beyond. The accommodation briefly comprises 3 bedrooms, living room, kitchen, family bathroom and sun room with an attractive tiered garden to the rear.

Beyond the garden is a building plot with planning consent for a new residential dwelling. It is also designed to benefit from the views over the Cleddau and has mains drainage already connected. The plot can also be accessed from Lawrenny Street.

- Stunning Views
- Gas Central Heating
- Quiet Residential Street Location

- Building Plot to Rear
- Attractive Garden
- Walking Distance from The Marina

Porch

Hall

Stairs to first floor with under stairs storage

Bedroom 1 11'6" x 17'5" (3.50m x 5.30m)

Spacious double bedroom with two uPVC double glazed windows to front, fireplace

Bedroom 2 10'2" x 10'10" (3.10m x 3.30m)

Double bedroom with sliding door to sun room and alcove storage

Bedroom 3 10'6" x 10'2" (3.20m x 3.10m)

Double bedroom with two built in storage cupboards, door to sun room and window to rear

Sun Room 6'7" x 17'5" (2.00m x 5.30m)

uPVC double glazed units throughout, french doors to garden

WC

Low flush toilet, hand basin

Landing

Storage cupboard

Living Room 11'10" x 21'4" (3.60m x 6.50m)

Large living room with two uPVC windows to front providing stunning views over the Milford Haven Waterway and Cleddau Bridge. Built in storage cupboard to corner.

Kitchen 10'6" x 10'10" (3.20m x 3.30m)

Comprising an array of base and wall units, single drainer stainless steel sink with mixer tap and integrated appliances. uPVC double glazed window to rear, part tiled walls, tiled flooring

Bathroom

Panel bath, pedestal hand basin, close coupled toilet, electric shower in cubicle and heated towel rail. Tiled walls and flooring, uPVC double glazed window to rear.

Outside

To the rear of the property is an attractive three tiered garden. The first of which is concrete slabs and the second and third are of lawn with various fruit trees

Plot

Beyond the rear garden is a building plot with planning consent for the erection of a new dwelling. Mains drainage has already been connected and the plot has vehicular access from Lawrenny Street. The planning reference number for further information is 16/0461/DC. The vendor is open to offers in the region of £60,000 for the plot as a stand alone purchase but would prefer to sell the house and plot as a whole.

General Notes

Services: We are advised that all main services are connected

Tenure: Freehold

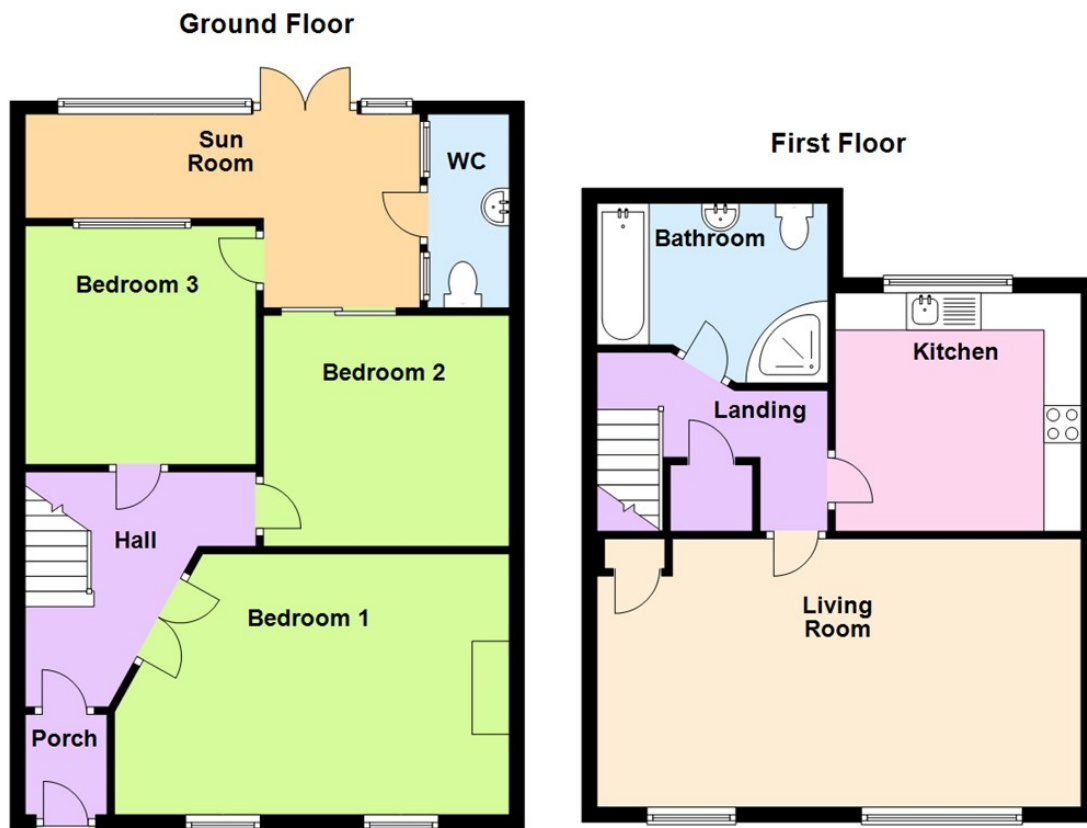
Tax Band: C

Local Authority: Pembrokeshire County Council

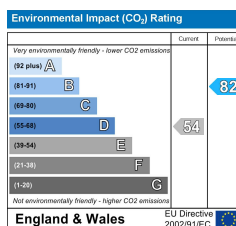
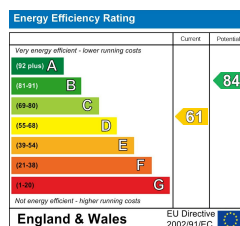
Viewing

By appointment with R K Lucas & Son





For illustration purposes, do not scale.
Plan produced using PlanUp.



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.