

This floor plan 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 Make Snappy 360.

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.

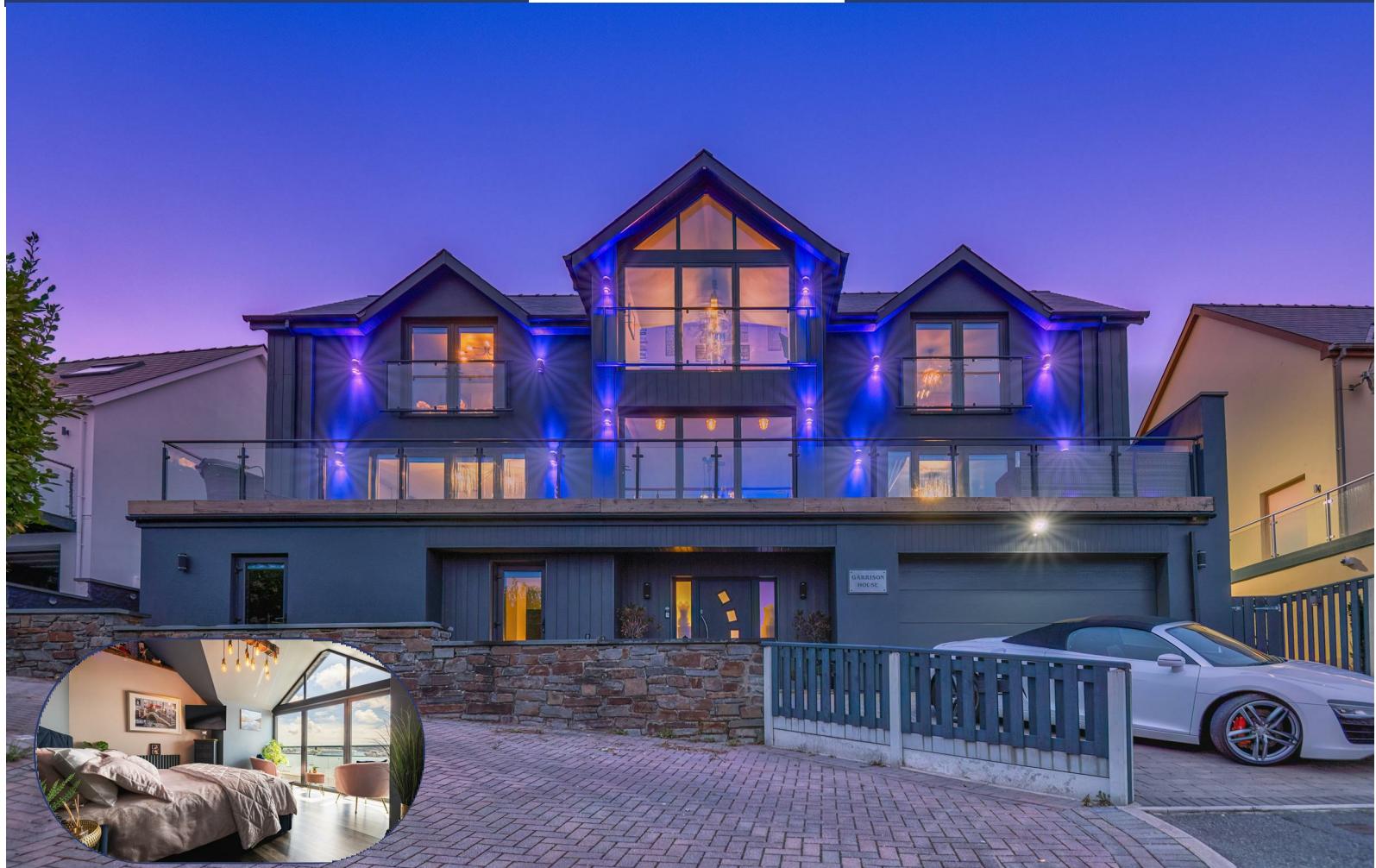
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**Garrison House Trafalgar Terrace, Neyland, Milford Haven, Pembrokeshire, SA73 1QB**

- Detached
- Open Plan Layout
- High Quality Interior
- Driveway Parking
- EPC: B
- Four Double Bedrooms
- Four Reception Rooms
- Executive Residence
- Estuary Views

Offers Around £950,000



Property House, 12 Victoria Place, Haverfordwest, Pembrokeshire,  
SA61 2LP  
Email: [finest@westwalesproperties.co.uk](mailto:finest@westwalesproperties.co.uk)  
Telephone: 0345 094 3006



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## We Say...

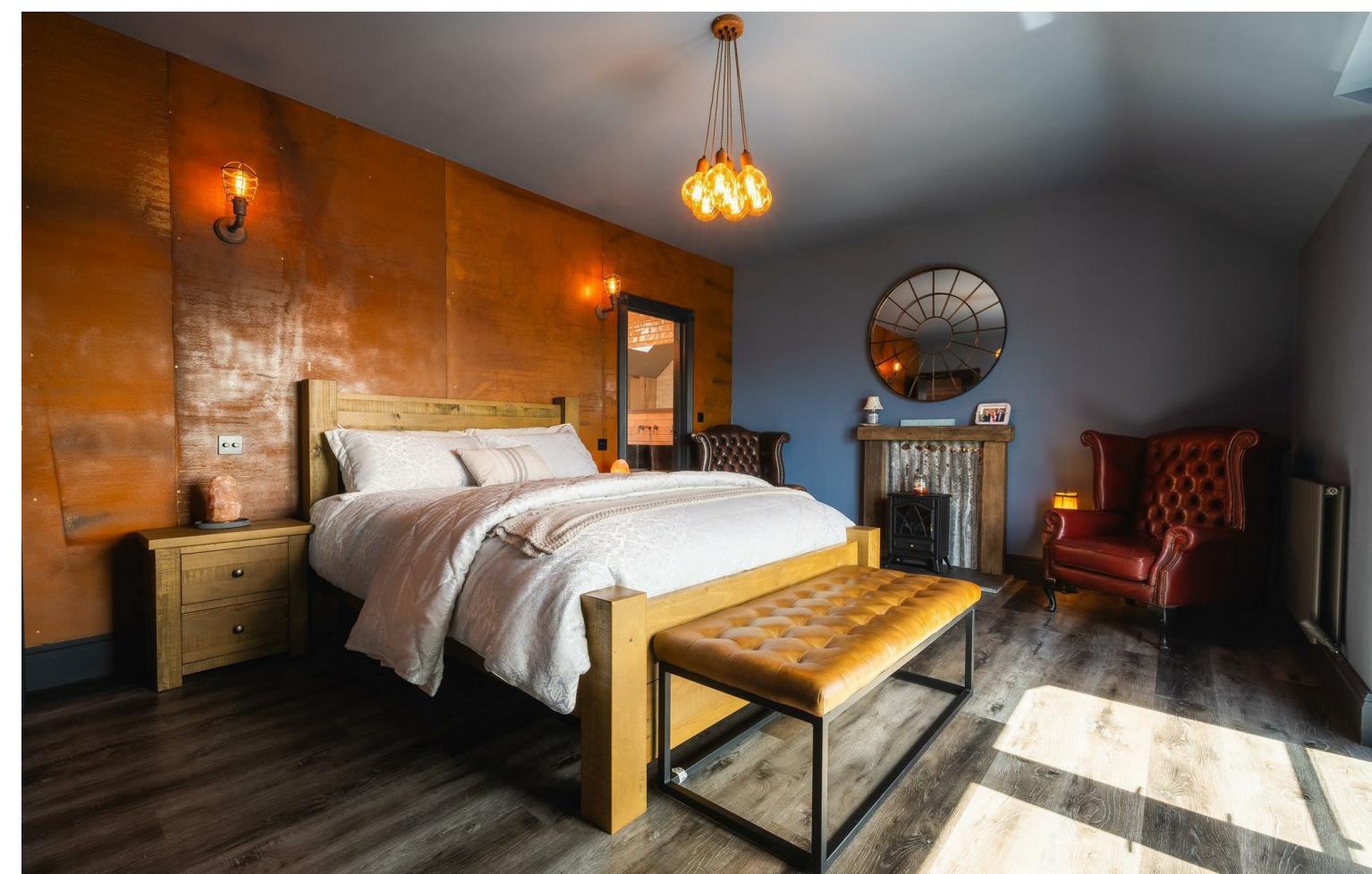
An exciting opportunity to purchase an executive style, bespoke contemporary family home that boasts style and sophistication throughout. Garrison House is a remarkable contemporary Property that spans three floors, and comprises of four double bedrooms, master with En-suite and dressing room, open plan living while boasting uninterrupted estuary views. This property surpasses all expectations and is a sanctuary of opulence and grandeur. Prepare to be captivated by its magnificence.

Designed and built by the current owners, the property features a generous-sized hallway, Home office, utility, shower room and integral garage. The steel staircase is the main focal point leading up to the first floor that offers; Lounge, a superbly finished kitchen/diner with bespoke cabinetry, wine cellar and high end appliances, a perfect blend of style and sophistication. This impressive area looks out over the vista enjoying those waterway views. Bi-folding doors lead onto a full length balcony, perfect for that alfresco dining on a summer's night! A home bar/games room is located off the stairs to the left which oozes ambiance and makes a perfect space for family gatherings.

The second floor boasts the master bedroom with Juliet style door with a glass balustrade, a luxurious En-suite with his and hers sinks, and a walk-in dressing room. A double bedroom with vaulted ceilings and floor to ceiling glass wall, a further two double bedrooms with Juliet and fitted cupboards. The family bathroom comprises a shower and bath.

Externally, the grounds offer a paved driveway for two cars, and a tiered garden that has been landscaped with plants and shrubs. There is a hot tub and a BBQ cabin, perfect for entertaining guests.

The town centre of Neyland, with its variety of local shops and excellent sporting facilities for cricket, rugby, football, and bowls, along with pubs and take-aways, is within walking distance, as is the primary school, Neyland Yacht Club, and the Marina.. Neyland is also served by several bus routes to Haverfordwest, Milford Haven, and Pembroke. All are within easy driving distance and offer a wider range of amenities, including hospitals, train stations, libraries, cinemas, a theatre, supermarkets, and shopping retail parks etc.



## DIRECTIONS

From our Milford Haven office proceed towards Haverfordwest and on reaching the Horse and Jockey public house turn right. Continue straight over the first roundabout and at the second roundabout follow the signs for Neyland and continue through the town until you reach the monument. Turn right (passing the monument) continue down the hill turning left into into at the bottom of the hill on Trafalgar terrace, take the first left off the main road, the property can be found on the left hand side of the cul de sac. What3words# limits.plot.convert

## GENERAL INFORMATION

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

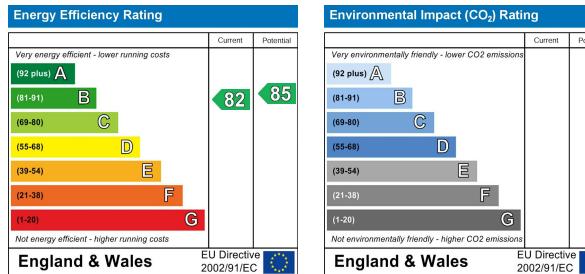
SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band ' G'

ref: JETH/CPS/12/24 DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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## AERIAL VIEW

