

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 Snuppy 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.  
 TAX: Band D

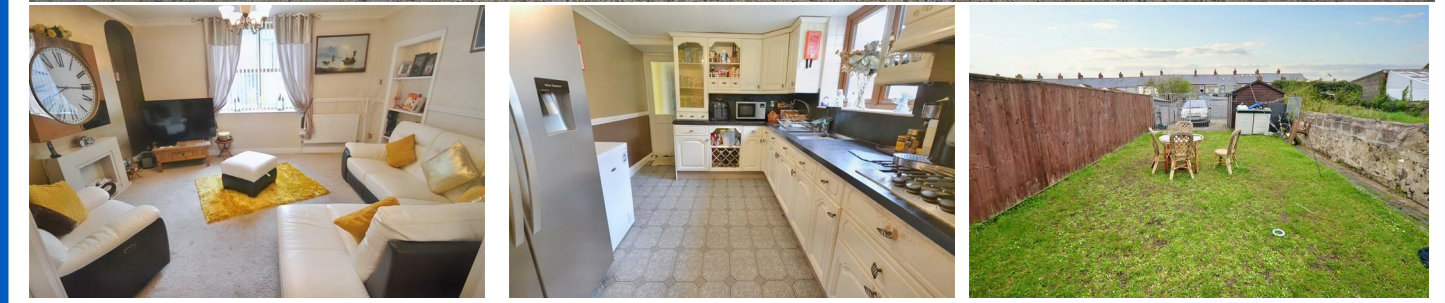
JETH/ESL/05/23/04/23/TAKEOKJETH

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

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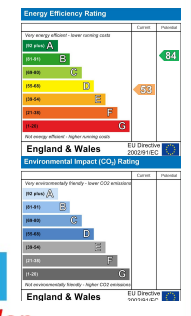
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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



**97 High Street, Neyland, Milford Haven, Pembrokeshire, SA73 1TR**

- Mid-Terrace House
- Town Centre Location
- Garden To Rear
- No Onward Chain
- Close To Marina
- Three Bedrooms
- Two Reception Rooms
- Off Road Parking
- Downstairs WC and Utility Room
- EPC Rating: TBC



**Offers In Excess Of £165,000**

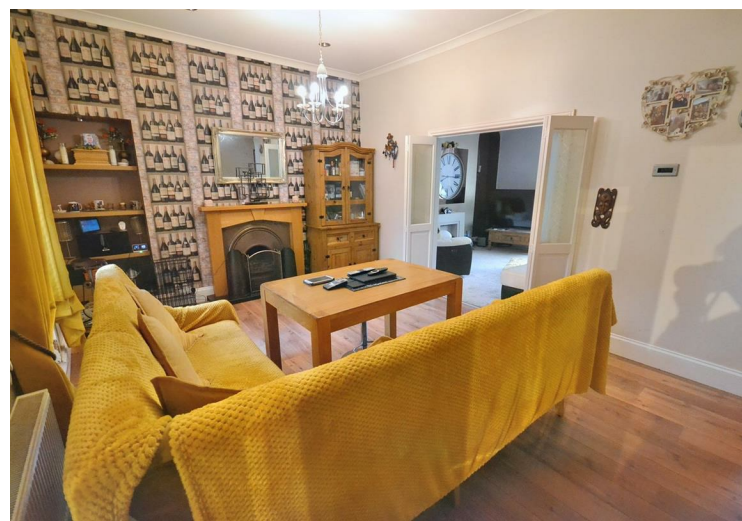
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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 EMAIL: milford@westwalesproperties.co.uk TELEPHONE: 01646 698585

**The Agent that goes the Extra Mile**





An opportunity to purchase a mid terrace house located in the centre of Neyland, close to the marina and amenities in town. The layout of the property briefly comprises of an Entrance Vestibule, Hallway, Lounge, Dining Room, Kitchen, Downstairs WC and Utility Room. On the first floor is Three Bedrooms and a family bathroom with separate shower cubicle. The property benefits from UPVC double glazing and gas central heating.

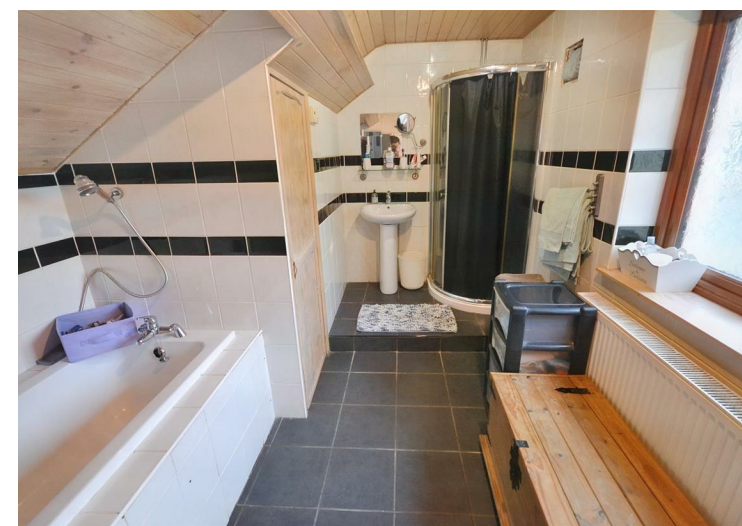
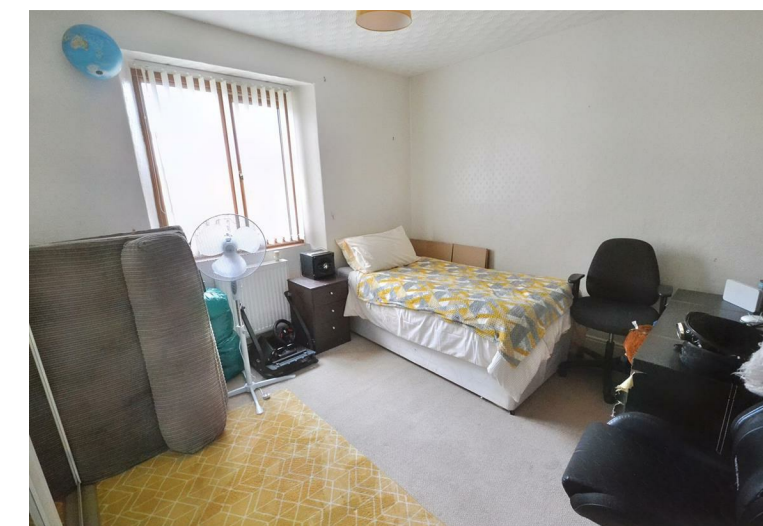
Externally, the property has a courtyard to the rear, progressing onto a lawn garden, a pedestrian gate leads through to an off road parking area accessed via a back lane, with space for two cars.

With the added appeal of No Onward Chain, this is an excellent First Time Buy or Investment and must be viewed in order to appreciate!

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 with its Bar/Restaurants. 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, proceed straight on at the first roundabout signposted for Neyland, at the second roundabout follow the signs for the Marina. Continue into Honeyborough passing the Rose and Willow public House towards the High Street, heading for the Marina. As you go along High Street, the property will be found on the left-hand side. What3Words: loss.insurance.twigs



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