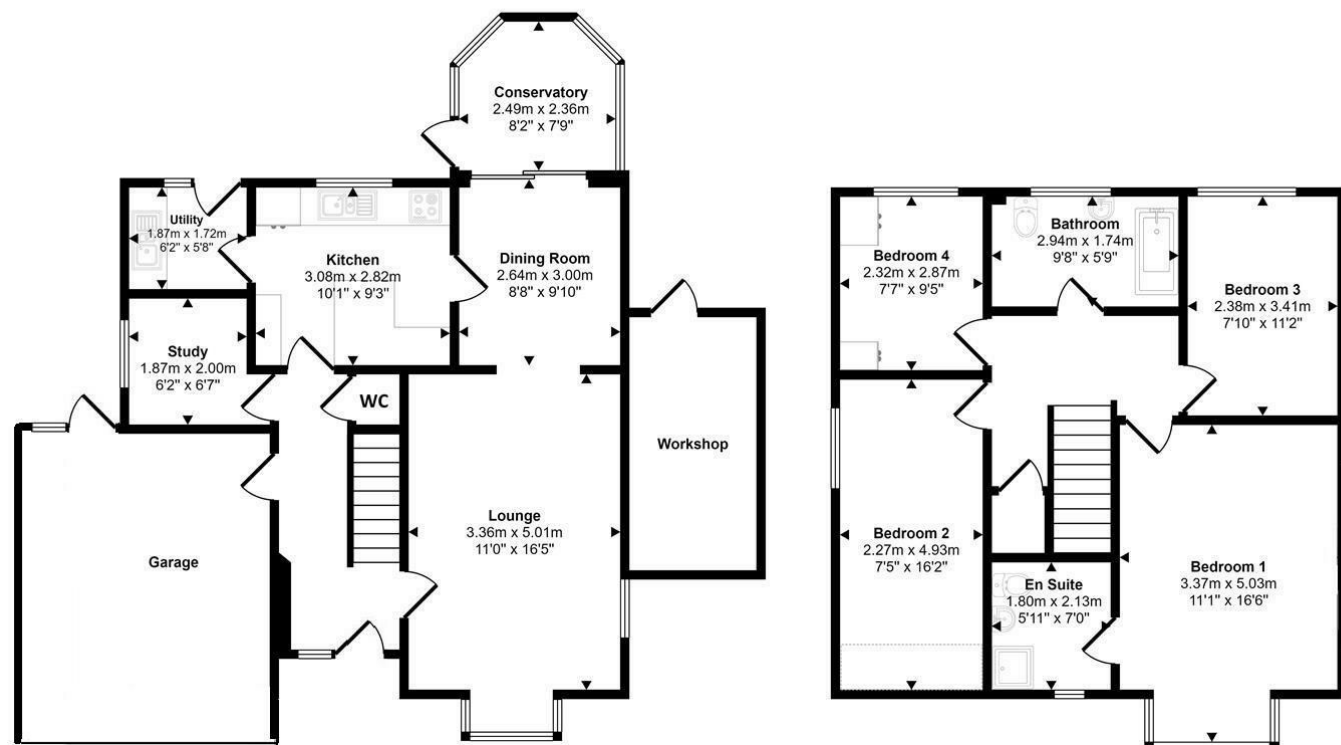


Approx Gross Internal Area
144 sq m / 1549 sq ft



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 E

JETH/ESL/06/23/Ok EJJ

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

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

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585

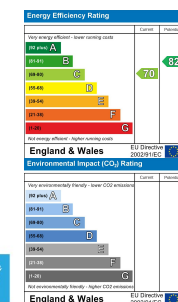


44 Wood Lane, Neyland, Milford Haven, Pembrokeshire, SA73 1RB

- Detached House
- Office and Cloakroom Downstairs
- Front and Rear Gardens
- Open Plan Lounge And Dining Room
- Countryside Views To Rear
- Four Bedrooms
- Conservatory
- Garage And Workshop
- En-Suite Shower Room
- EPC Rating: C

Offers In Excess Of £300,000

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



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The Agent that goes the Extra Mile



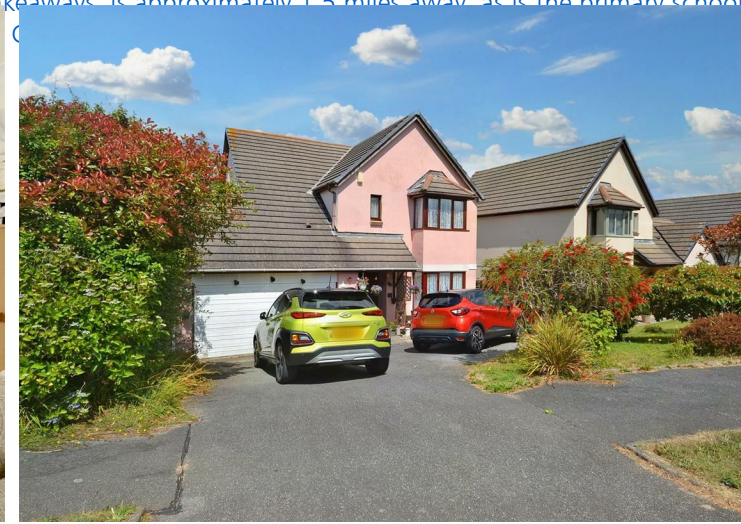


An opportunity to purchase a well presented 4 bedroomed detached house located in the popular residential area of Honeyborough, close to the many amenities in nearby Neyland town.

The layout of the property comprises of an Entrance Hall with Cloakroom, a dual aspect Lounge area with a separate dining area leading to a Conservatory, Kitchen and Utility Room leading to garden. On the first floor is a spacious Landing with storage cupboard. The Master Bedroom has a bay window to the front, built in wardrobes, draw units and fitted dressing table along with En-Suite Shower Room. Three further double size bedrooms with fitted wardrobes provide space for family living. The Family Bathroom has fitted cabinets including wall units incorporating a mirror and inbuilt lighting along with bath and overhead shower over. A door from the downstairs hallway leads to a double integral garage which has a rear door to the garden. The property benefits from double glazing throughout and a gas combi boiler provides central heating and instant hot water. Countryside views can be enjoyed from the rear facing bedrooms.

Externally, there is a driveway to the front providing ample off-road parking, access to the garage and a side entrance to the back garden. To the rear is a patio seating area, progressing onto a lawned garden and a small pond with waterfall and fountain is next to a wooden arbour. There are a number of shed/storage units and a greenhouse is located beside the pergola. To the side of the property is a large workshop which benefits from an electricity supply with sockets and lighting. This family home offers versatile space, viewing is highly recommended in order to fully appreciate!

Neyland town centre, with its variety of local shops and pubs and takeaways, is approximately 1.5 miles away, as is the primary school.



DIRECTIONS

From our Milford Haven Office, continue down Charles Street until you reach the junction, then turn left onto Dartmouth Street, then left again onto Hamilton Terrace. Follow the road until you reach the traffic lights at the Horse and Jockey and turn right. At the roundabout, take the second exit and continue on. At the Neyland roundabout take the fourth exit and take the first turning on your left into Wood Lane where you will find number 44 on the left-hand side. What 3 Words: inferior.barbarian.stupidly

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