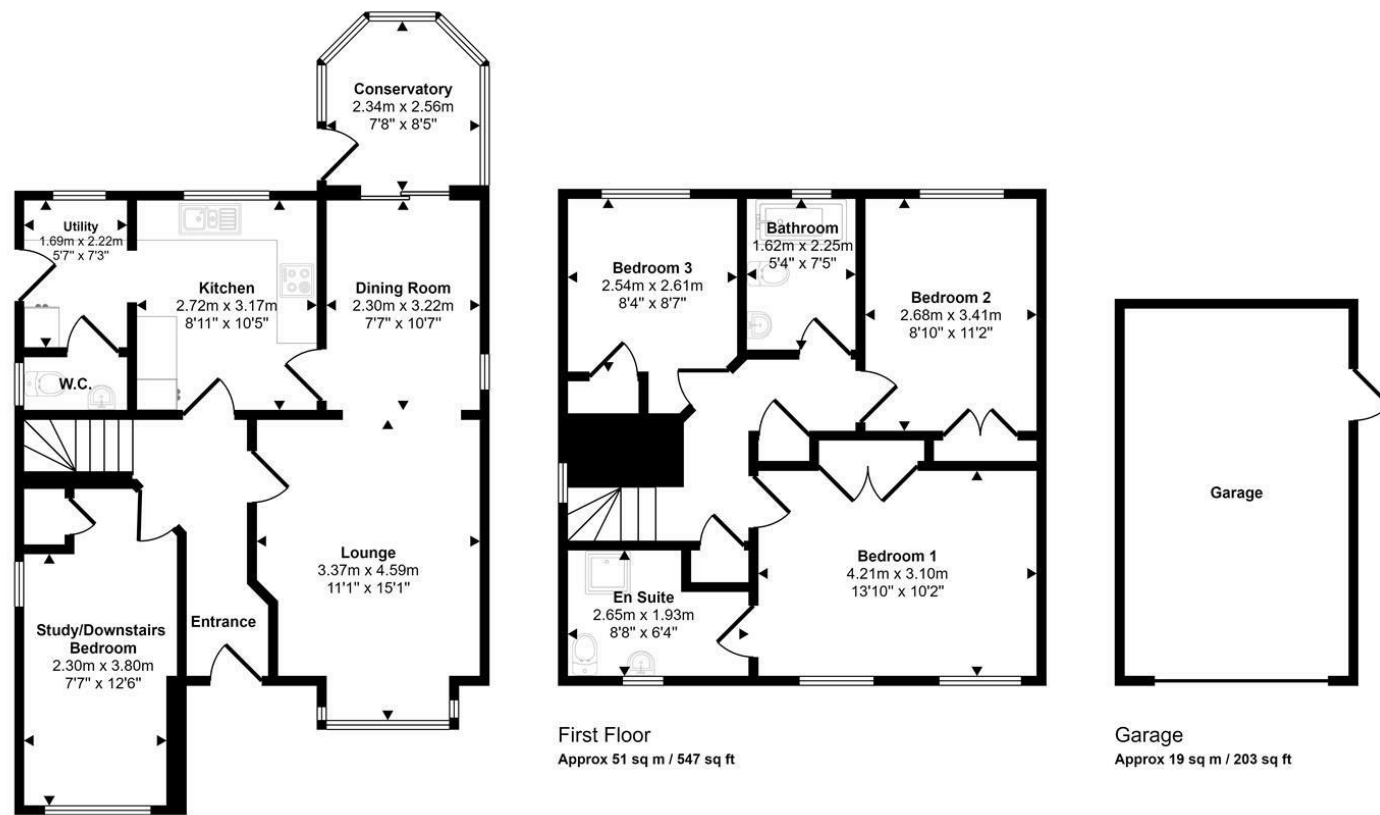


Approx Gross Internal Area
132 sq m / 1425 sq ft



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 Snappy 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 E

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

ADD/ESL/05/23/OK EJL

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

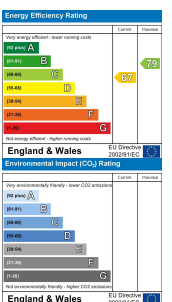


Quentins, 42 Wood Lane, Neyland, Milford Haven, Pembrokeshire, SA73 1RB

- Detached House
- Conservatory To Rear
- En-Suite Shower Room
- Well Tended Garden
- Downstairs WC
- Two Reception Rooms
- Three Bedrooms
- Driveway Parking
- Single Garage
- EPC Rating: D

Offers In The Region Of £325,000

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



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The Agent that goes the Extra Mile



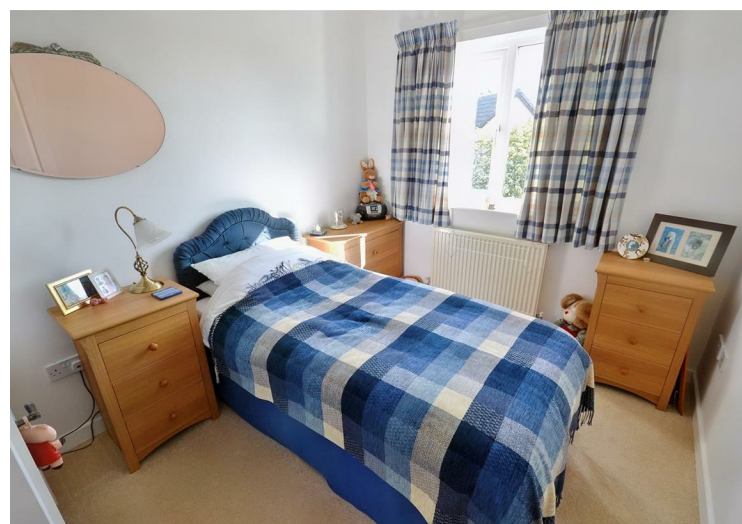
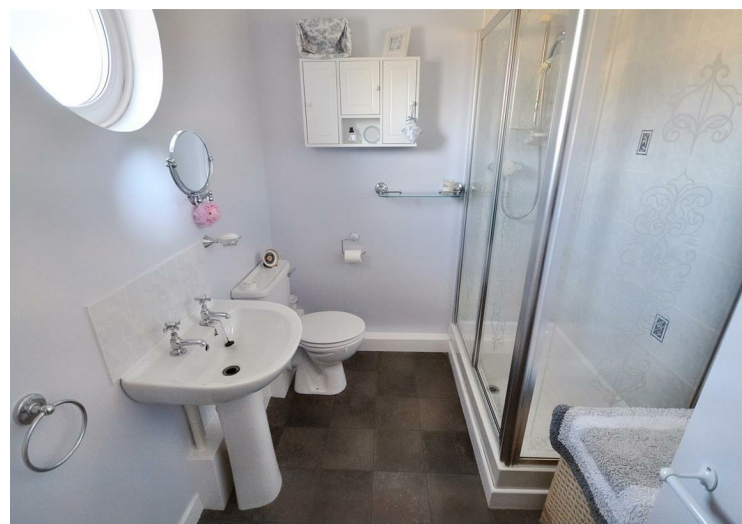


42 Wood Lane is a very well maintained detached house located in the sought after residential area of Honeyborough, on the outskirts of Neyland town. The layout of the property briefly comprises of an Entrance Hall, open plan Lounge and Dining Room progressing onto a Conservatory, Kitchen with adjoining Utility Room, WC and Study, On the first floor are Three Bedrooms, the master offering an En-Suite Shower Room, and a Family Bathroom. The property is in a good decorative order with modern kitchen and bathroom suites, and is served by double glazing and gas central heating.

Externally, a driveway to the side provides off road parking for 2-3 cars and access to the detached single garage offering handy work/storage space. A very well tended garden wraps around the property to three sides, which is mostly laid to lawn with pretty flower borders. There is a patio seating area aside the garage and a patio seating area leading off from the conservatory. Views of the surrounding countryside can be enjoyed from the upstairs bedrooms to the rear.

A lovely family home, viewing is highly recommended!

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

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 42 on the left-hand side. What 3 Words: dimension.unstated.fallback

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