

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.

Mains Water Mains Electric Mains Drainage

HEATING: Electric Heating

TAX: Band: E

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

MM/AMA/03/24/OK/SSG

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

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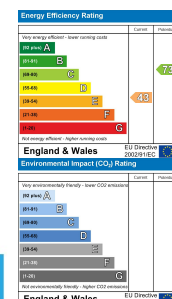


19 Gaddarn Reach, Neyland, Milford Haven, Pembrokeshire, SA73 1PW

- Well presented
- Ensuite
- Water Views
- Garage
- Electric Heating
- Three Bedrooms
- Conservatory
- Courtyard
- Double Glazed
- EPC E

Offers In The Region Of £275,000

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The Agent that goes the Extra Mile



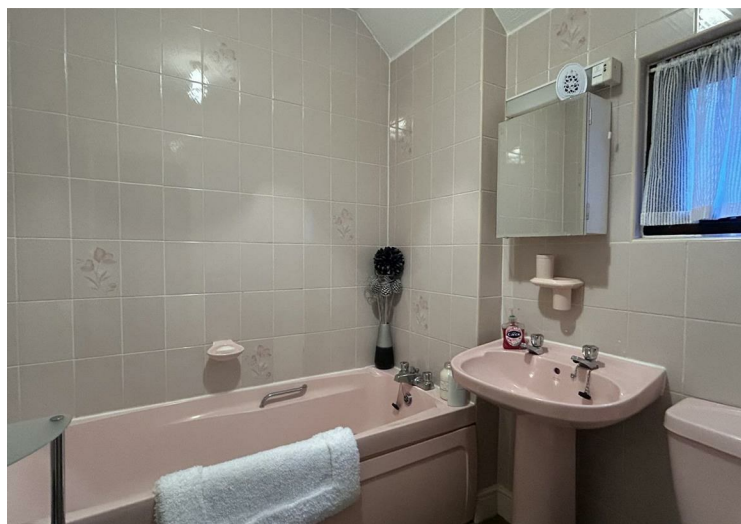
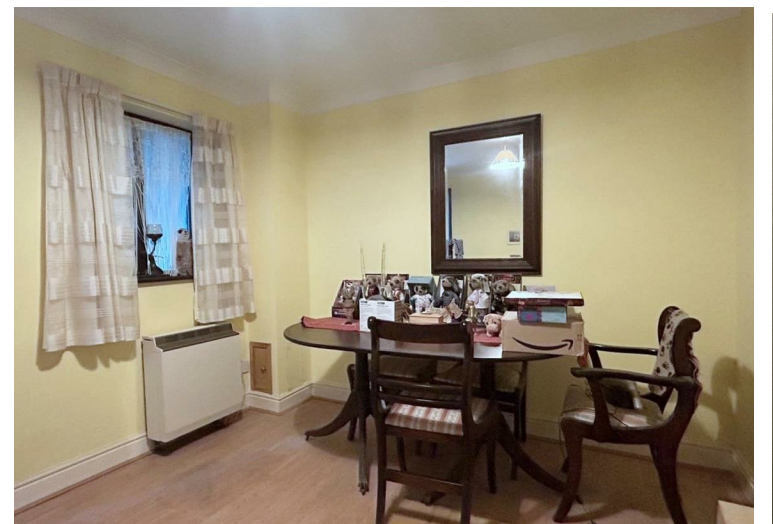
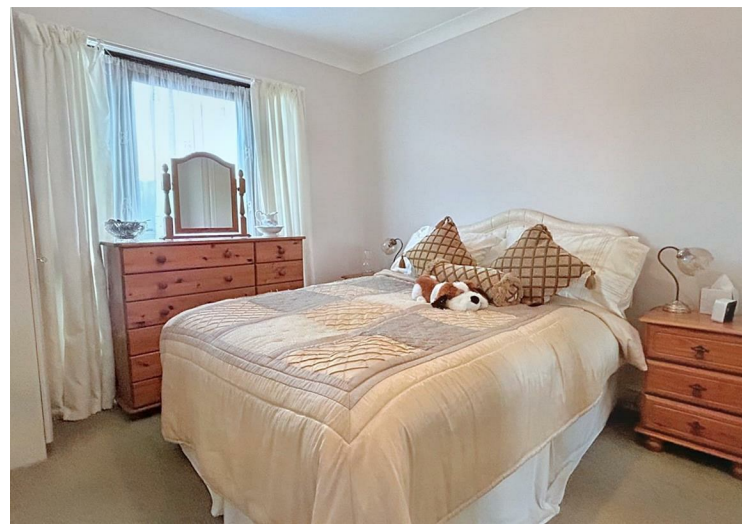


An opportunity to acquire a very well-presented three bedroom freehold house on the popular Gaddarn Reach development at Neyland Marina, the property's balcony gives a perfect vantage point to watch the activity of the boats and yachts on the marina.

The accommodation briefly comprises entrance hall, two bedrooms, shower room, 1st floor master bedroom with ensuite bathroom, living room, kitchen, WC and sunroom. Property benefits from double glazing and electric heating.

Externally, there is an enclosed low-maintenance garden to rear, laid to patio and gravel, with access gained from the 2nd bedroom or by the gated entrance to the side of the property. There is also a garage; a useful storage space for kayaks etc or a small car, with a driveway parking space in front.

The town centre, with its variety of local shops and pubs and takeaways, is within walking distance, as is the primary school, Neyland Yacht Club, and the Marina with its Bar/Restaurant. Neyland is also served by several bus routes. Haverfordwest, Milford Haven and Pembroke are all within easy driving distance and offer a wider range of amenities, including hospital, train stations, libraries, cinema, theatre, supermarkets, retail parks etc.



DIRECTIONS

From our office in Milford Haven, proceed out on the Steynton Road turning right at the Horse and Jockey Public House sign posted for Neyland. Upon entering Neyland proceed down the hill and to the bottom of the High Street turning left at the bottom into the Marina. Continue along until you come into the Gaddarn Reach development., and the property will be at the end on your left, opposite the marina.

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