

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 leasehold - The Lease Term is 999 years from 25th September 1988 and the Ground Rent is peppercorn.
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water,
HEATING: Electric Heating
TAX: Band C

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

SSG/CPS/07/24/OK EIL

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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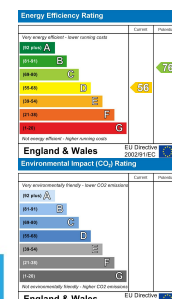


1 Gaddarn Reach, Neyland, Milford Haven, Pembrokeshire, SA73 1PW

- Leasehold Ground Floor Apartment
- One Bedroom
- Immaculately Presented
- Walking Distance to Marina
- Double Glazed and Electric Heating
- Marina Location
- Stylish & Modern Interior
- Garage & Driveway Parking
- Enclosed Rear Garden
- EPC Rating: D

£145,000

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The Agent that goes the Extra Mile





*** NO ONWARD CHAIN ***

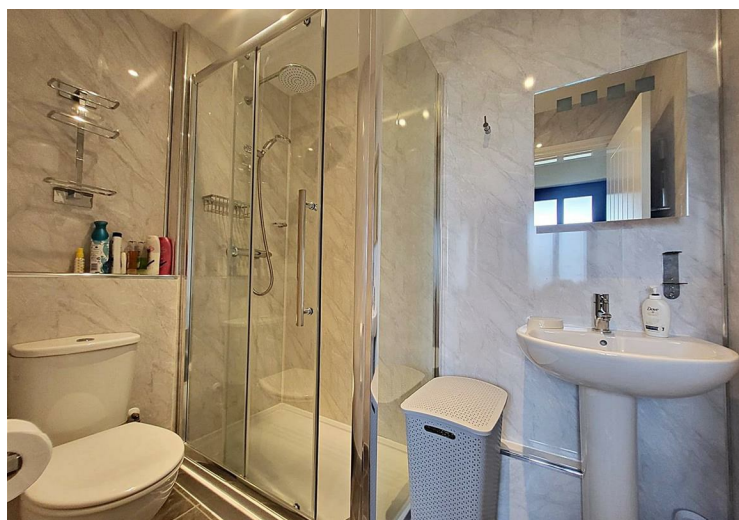
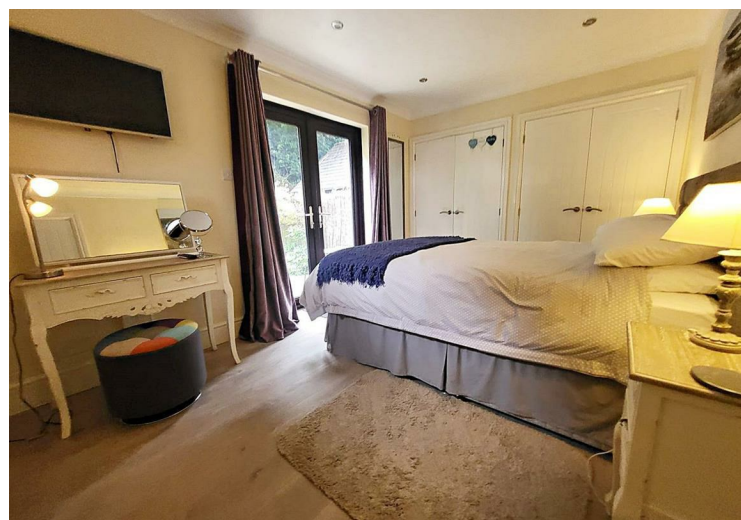
A stylish and modern ground-floor apartment, in the sought-after location of Gaddarn Reach, Neyland Marina, conveniently located within easy reach of local amenities and coastal walks.

The accommodation briefly comprises an Entrance Hall, Lounge/Dining Area, Kitchen, Bathroom and Bedroom with built-in storage, with an external utility room to the rear of the semi-detached single garage.

Externally, the property benefits from a low-maintenance garden to the rear, a paved seating area to the front and driveway & garage parking.

The property would make an ideal investment or "Bolt Hole" and viewing is highly recommended to appreciate the standard of accommodation and location.

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.



GENERAL INFORMATION LEASEHOLD.



DIRECTIONS

DIRECTIONS: From the Milford Haven office proceed out of town heading towards Haverfordwest until you reach Sentry Cross roundabout. Take the second exit signposted towards Neyland and at the next roundabout take the third right into Neyland. Follow the road through town until you reach the turning to Neyland marina. Follow the road through the boat yard all of the way to the end, where you will find Gaddarn Reach on your left hand side. The property will be the first one in front of you. What3words walked.swooned.skip

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