

Approx Gross Internal Area  
112 sq m / 1208 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: Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
Property has Mains Drainage, Mains Electric, Mains Water, Mains Gas  
HEATING: Mains Gas  
TAX: D

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

SLS/CPS/09/24/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

TELEPHONE: 01646 698585

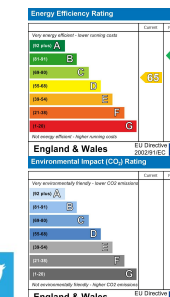


## 24 Charles Street, Neyland, Milford Haven, Pembrokeshire, SA73 1SA

- Terraced House
- Open Plan Living & Dining Room
- Walking Distance to Estuary
- Located in the Town of Neyland
- Partial Double Glazing
- Three Bedrooms
- Close to Amenities
- Requires Some Modernisation
- On Street Parking
- EPC Rating D

Offers In The Region Of £160,000

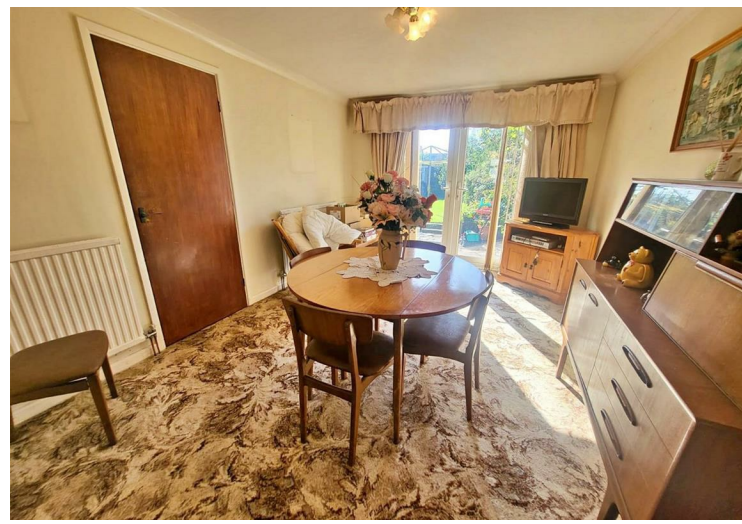
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**The Agent that goes the Extra Mile**





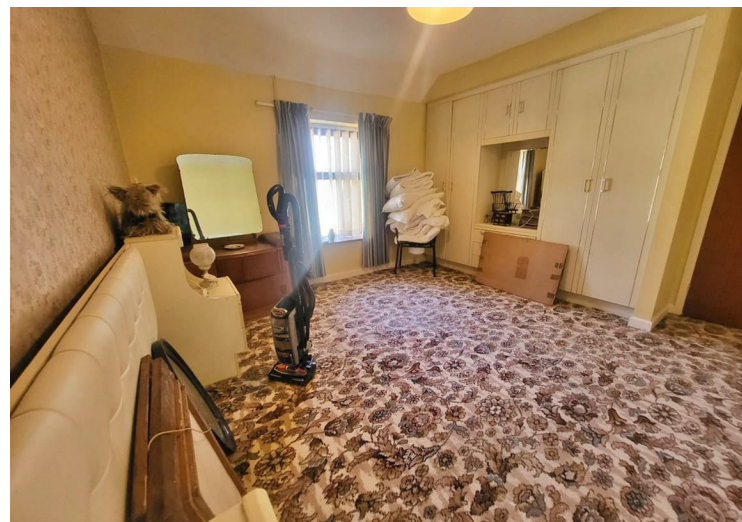
Welcome to this mid-terrace double-fronted house located on Charles Street in Neyland, Milford Haven. Within walking distance of a variety of shops, doctors surgery and the marina, it is ideally located. Requiring modernisation this property offers scope to create a fantastic family home. Whether you're a first-time buyer looking to step onto the property ladder or an investor seeking a lucrative opportunity, this property ticks all the boxes. Don't miss out on the chance to make this house your home or add it to your investment portfolio.

The accommodation briefly comprises; An entrance hall, lounge, dining room, kitchen and W.C to the ground floor. The first floor offers three bedrooms and a bathroom.

Externally there is an enclosed rear garden mainly laid to lawn, bordered with established plants and a patio area, perfect for alfresco dining or to simply sit and relax.

This property should be viewed to appreciate what it has to offer and the potential it has.

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. 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.



## GENERAL INFORMATION FREEHOLD.



## DIRECTIONS

From our office in Milford Haven, proceed down Fluke Street and turn left onto Hamilton Terrace. Continue along this road and turn right (signposted for Neyland) upon reaching the Horse and Jockey public house. Continue along this road and take the second exit on the roundabout (signposted for Neyland). Upon reaching the next roundabout, take the exit into Neyland. Continue along this road, take the right hand turning into Charles Street and the property can be found on your left denoted by our for sale board. What3words husband.abolish.firming

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