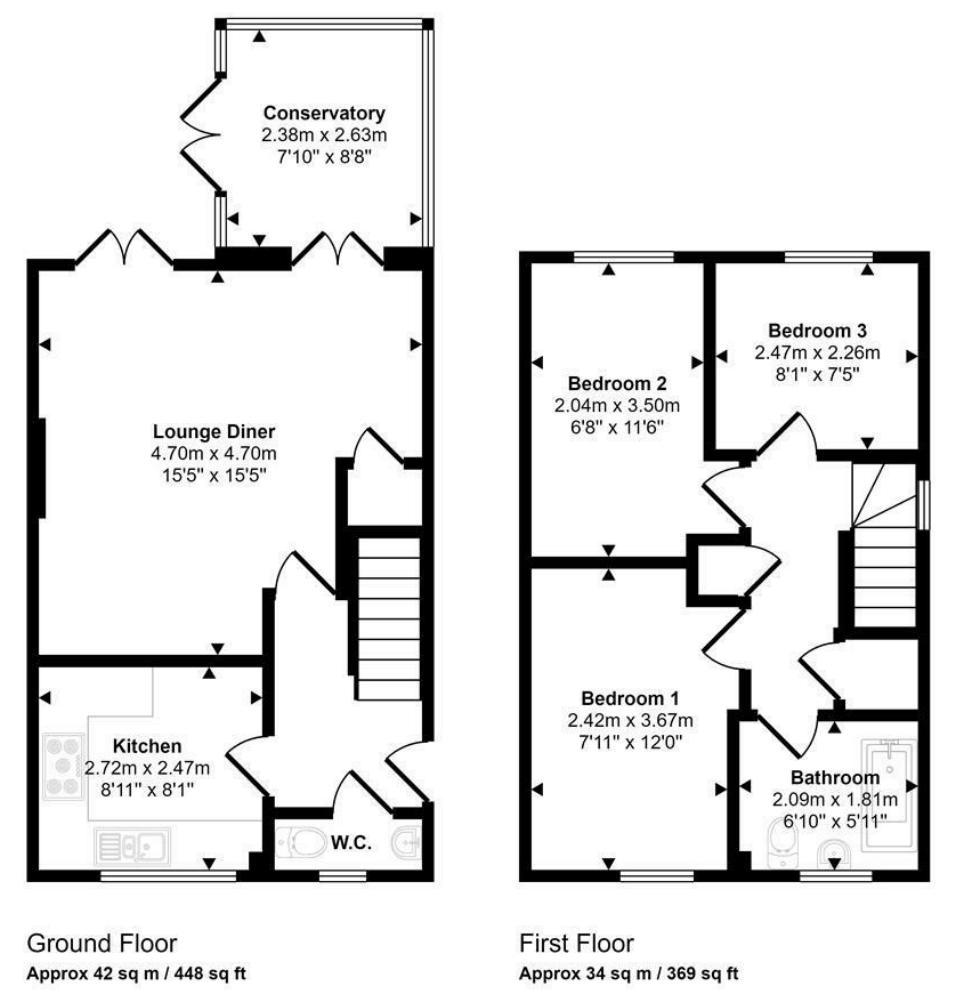


Approx Gross Internal Area  
76 sq m / 817 sq ft



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: Gas Central Heating  
TAX: Band C

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

MM/AMA/04/24/OK E/L

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

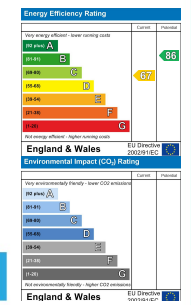


**63 Honeyborough Grove, Neyland, Milford Haven, Pembrokeshire, SA73 1TQ**

- Semi-Detached House
- Lounge/Diner
- Enclosed Rear Garden
- Cul de Sac Location
- Gas Central Heating
- Three Bedrooms
- Conservatory
- Driveway Parking
- Walking Distance to Amenities
- EPC Rating: D

Offers In Excess Of £170,000

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

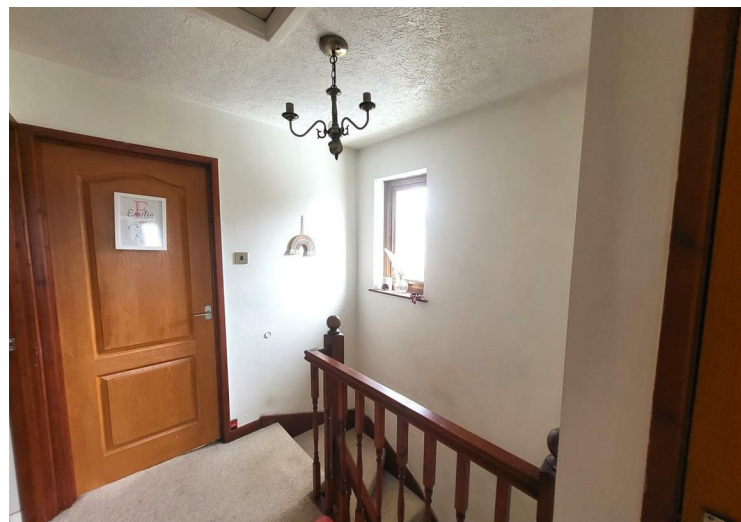
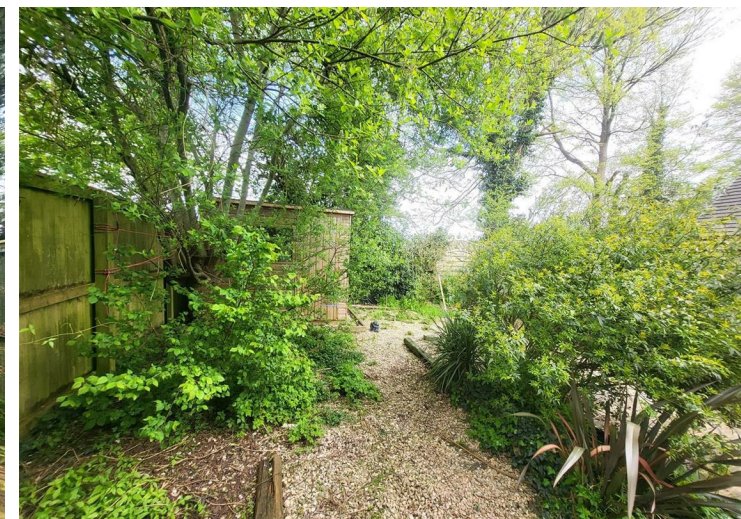
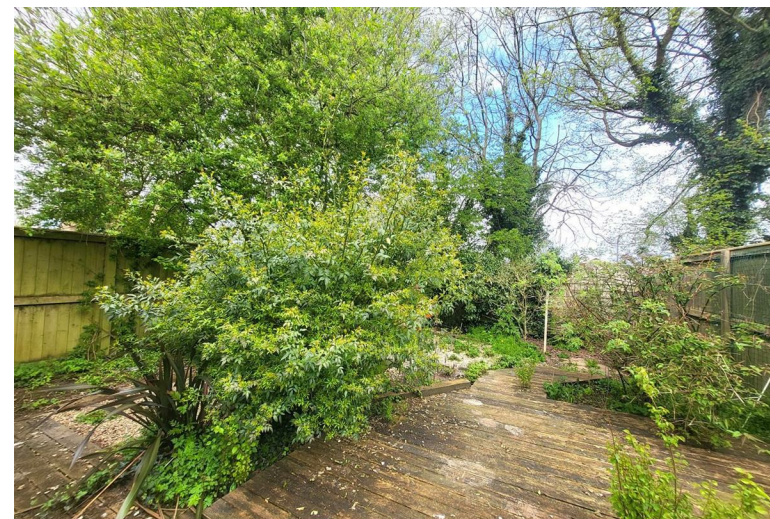


89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA  
EMAIL: milford@westwalesproperties.co.uk TELEPHONE: 01646 698585

**The Agent that goes the Extra Mile**







63 Honeyborough Grove is a three bed roomed end of terrace property on a popular residential estate conveniently located close to the town centre of Neyland and the Brunel Quay Marina.

The accommodation comprises of a hall, kitchen, lounge, conservatory and W.C to the ground floor, with the first floor offering three bedrooms and family bathroom.

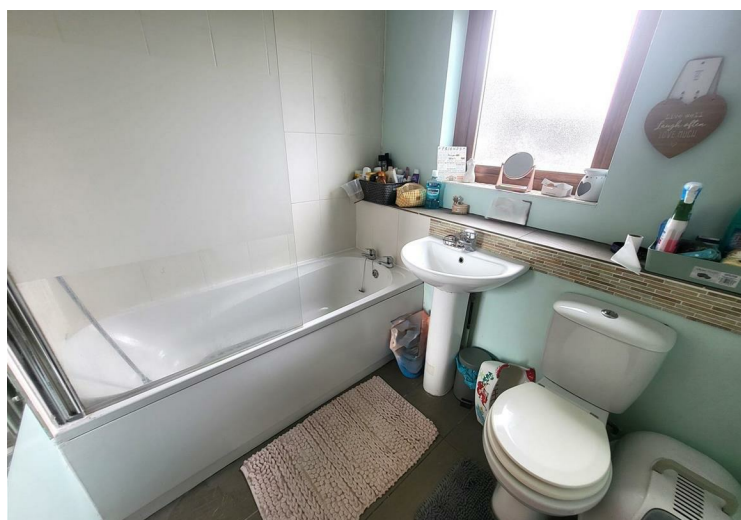
Externally the property has a driveway to the side and a rear enclosed low maintenance garden mainly laid to decking and gravelled areas with mature shrubs and a wooden shed for storage.

The town centre of Neyland, with its variety of local shops, 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 hospitals, train stations, libraries, cinema, theatre, supermarkets and retail parks, etc.



## DIRECTIONS

From our Milford Haven office take the main Haverfordwest road, on reaching the Horse and Jockey public house turn right and follow this road to the second roundabout taking the third exit. Take the second left turn into Fleming Way and follow signs for Honeyborough Grove, turn left then right into a cul-de-sac where the property can be found on your left hand side. What3words unsecured.loved.releasing



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