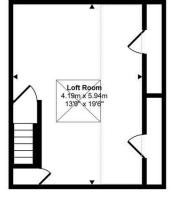


Bedroom 3 3.66m x 2.62m 12'0" x 8'7" Bedroom 2 3.09m x 3.75m 10'2" x 12'4" First Floor



Second Floor Approx 29 sq m / 311 sq ft

Approx 56 sq m / 607 sq ff

is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are sibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representati may not look like the real items. Made with Made Snappy 360.

Approx 42 sq m / 447 sq ft

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.

COUNCIL TAX: Band 'C'

ref: SLS/CPS/19/12/24OK SLS

FACEROOK & 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

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

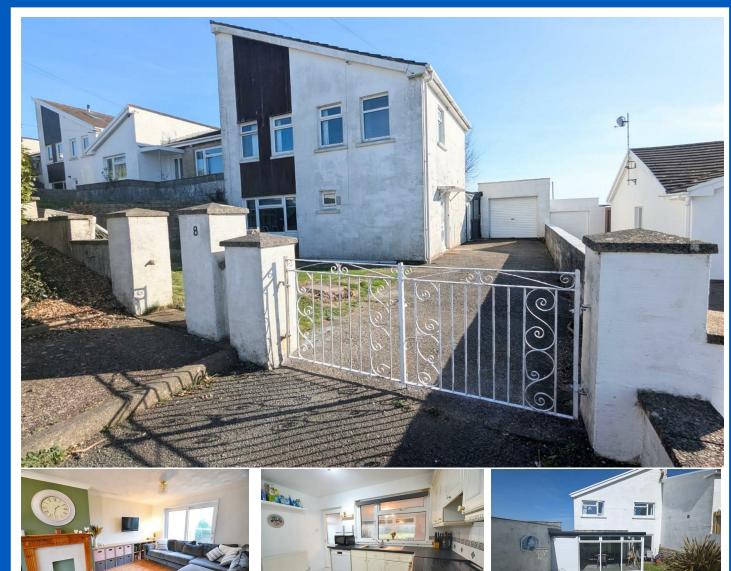
89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585



01646 698585 www.westwalesproperties.co.uk





8 Leonardston View, Neyland, Milford Haven, Pembrokeshire, SA73 1ED

- Semi Detached House
- Conservatory/Dining Room
- Gas Central Heating
- **Garage & Driveway Parking**
- Edge of Neyland Town

- 3 Bedrooms & Loft Room
- Cul de Sac Location
- Close to Amenities
- · Gardens to the Front & Rear
- EPC D



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30 Years

The Agent that goes the Extra Mile

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Nestled in the charming area of Neyland, this delightful semi-detached house offers a perfect blend of comfort and convenience. The wellproportioned layout ensures that each room flows seamlessly into the next, creating a welcoming environment. The house features three bedrooms, with the bonus of a loft room that can serve as a study, playroom, or additional sleeping space, catering to various needs. With its ideal location and outdoor charm, this property is a must-see for anyone looking to settle in Neyland. Don't miss the chance to make this lovely house your new home.

The accommodation briefly comprises of; Entrance hall, kitchen, conservatory/dining room, w/c & lounge to the ground floor. With three bedrooms and a bathroom with double shower to the first floor. There is a loft room that is accessed via the third bedroom.

Externally there is an enclosed garden to the fore and off road parking giving access to the garage. To the rear is an enclosed garden, mainly laid to lawn.

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.





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, continue through this street and into the cul de sac of Leonardston View, the property can be found on the left towards the bottom of the cul de sac. #What3words#enacts.topics.hides

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