

Floorplan

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.

COUNCIL TAX: Band ' D

ref: SLS/CPS/14.03.25OKSL5

FACEBOOK & TIKTOK & INSTAGRAM

<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

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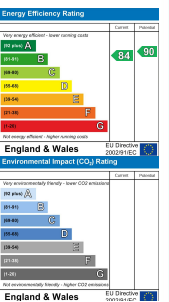


8 St. Annes Place, Neyland, Milford Haven, Pembrokeshire, SA73 1UA

- Detached Bungalow
- Open Plan Living & Kitchen
- Detached Garage & Off Road Parking
- Close to Amenities
- Gas Central Heating
- Two Bedrooms
- Conservatory
- Fantastic Estuary Views
- Walking Distance to Neyland Marina
- EPC B

Offers In The Region Of £260,000

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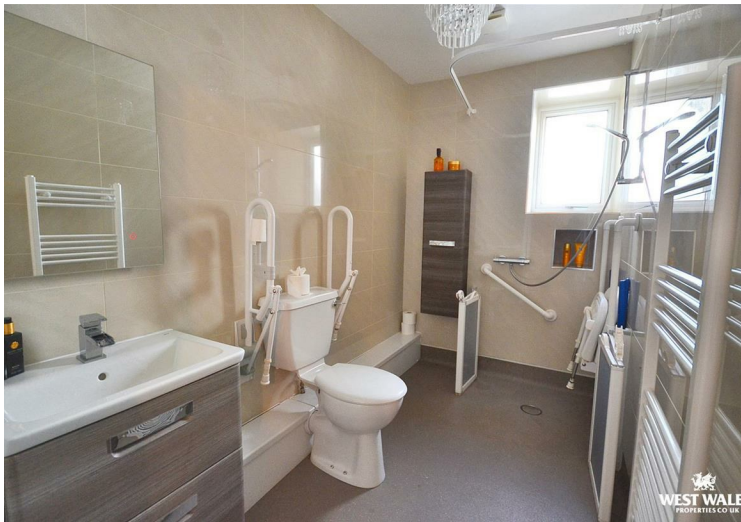


Located in Neyland, this two-bedroom detached bungalow offers beautiful estuary views. The property features an open-plan living room and kitchen, a sunroom perfect for enjoying the serene landscape, along with ample off-road parking and a garage. Conveniently located close to local amenities and within walking distance of the estuary, this bungalow provides an ideal mix of tranquility and accessibility.

The accommodation briefly comprises; Entrance Hall, Open Plan Lounge & Kitchen, Sunroom, Two Bedrooms, Utility Area, W/C, and Wet Room.

Externally to the front is a drive and detached garage. To the rear is a decking to take full advantage of the Estuary views, and a patio.

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 with its Bar/Restaurants. 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 Milford Haven office proceed towards Haverfordwest and on reaching the Horse and Jockey public house turn right. Continue straight over the first roundabout and at the second roundabout follow the signs for Neyland and continue through the town until you reach the monument. Turn right (passing the monument) continue down the hill turning left into Brunel Avenue and continue into St Annes Place. The property can be found on the right hand side denoted by our For Sale Board. What3words#hero.fast.seagulls

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