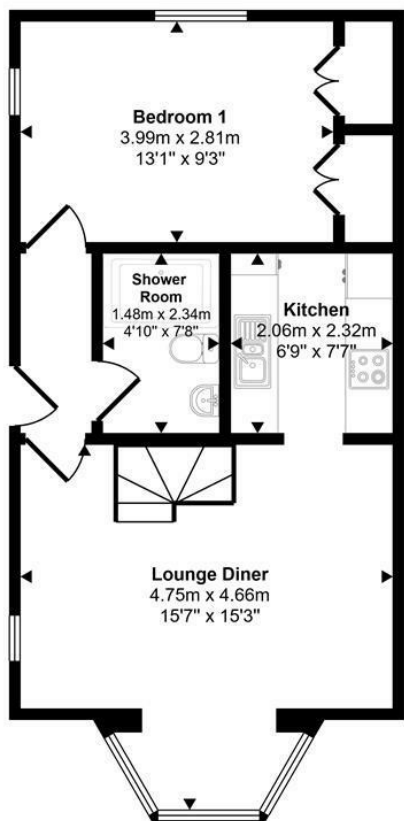


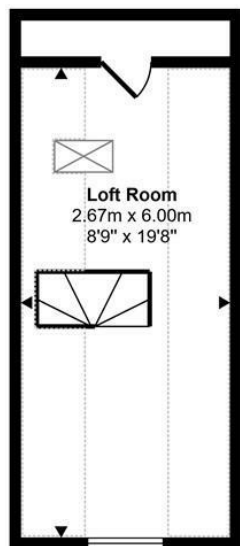
Approx Gross Internal Area  
62 sq m / 668 sq ft



Ground Floor  
Approx 44 sq m / 478 sq ft

Denotes head height below 1.5m

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.



First Floor  
Approx 18 sq m / 190 sq ft

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Leasehold  
LENGTH OF LEASE: 999 with 962 remaining  
ANNUAL GROUND RENT: Peppercorn  
GROUND RENT REVIEW PERIOD: Yearly  
ANNUAL SERVICE CHARGE AMOUNT: N/A  
SERVICE CHARGE REVIEW PERIOD:  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'C'

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

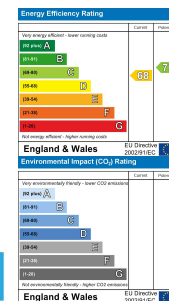


## 30 Gaddarn Reach, Neyland, Milford Haven, Pembrokeshire, SA73 1PW

- First Floor Apartment
- Marina Location
- Picture Window with Fantastic Marina Views
- Well Presented
- Electric Heating
- One Bedroom
- Open Plan Kitchen & Lounge
- Loft Room
- Leasehold Property - 987 Years Remaining
- EPC Rating D

Offers Over £150,000

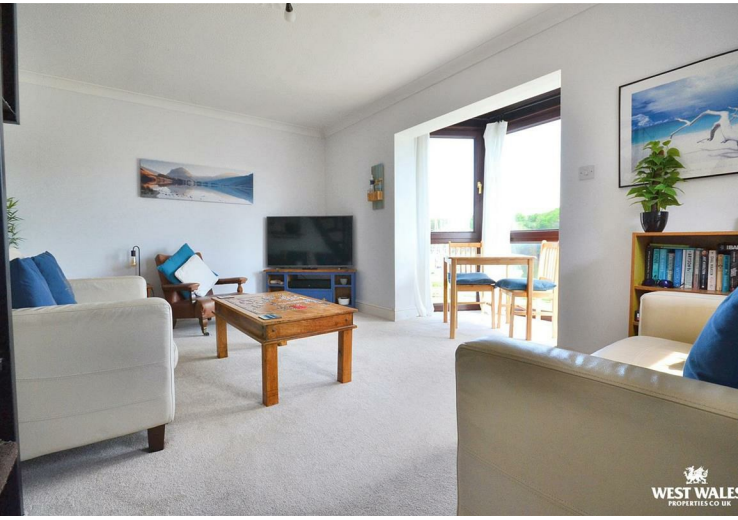
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*The Agent that goes the Extra Mile*





A well-presented one-bedroom first-floor apartment with stunning views over the tranquil Neyland Marina. Featuring a modern interior and the added benefit of a loft room for extra living space, this property offers versatile accommodation. Whether you're seeking a coastal bolt hole, a smart investment opportunity, this apartment is sure to impress.

The accommodation briefly comprises: Entrance hall, Bedroom, Shower Room, Open Plan kitchen & Lounge, which has a picture window to take in the fantastic views of the marina. There is a spiral staircase that leads up to a loft room, the current owners use this for extra sleeping accommodation.

Neyland Marina, nestled in the picturesque Westfield Pill area of the Cleddau Estuary, offers a serene and scenic retreat within the Pembrokeshire Coast National Park.

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 a hospital, train stations, libraries, cinema, theatre, supermarkets, retail parks etc.



### DIRECTIONS

From our office in Milford Haven, proceed down Fulke Street and turn left on Hamilton Terrace, Follow the road until taking a right at the traffic lights at the Horse and Jockey Public House sign posted for Neyland. Upon entering Neyland proceed down the hill and to the bottom of the High Street turning left into the Marina. Continue along until you come into the Gaddarn Reach and the property will be on your left, opposite the marina. What3words#belief.qualify.steeped

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