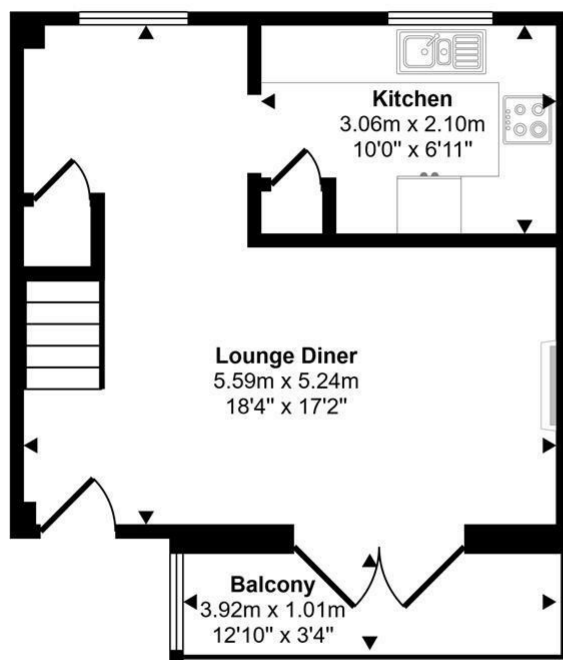


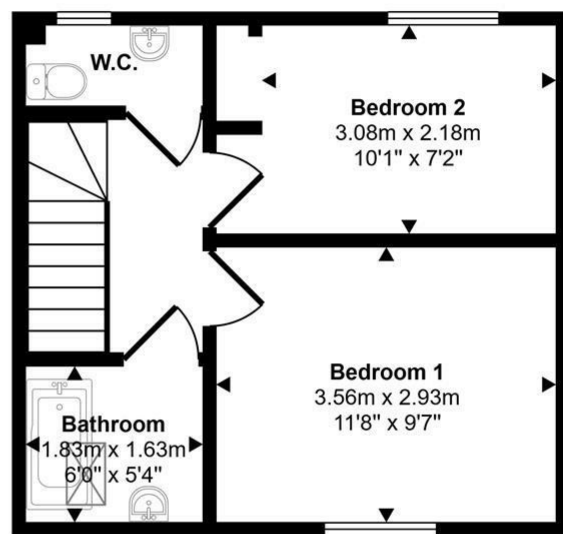
Approx Gross Internal Area
59 sq m / 630 sq ft



First Floor

Approx 29 sq m / 317 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.



Second Floor

Approx 29 sq m / 313 sq ft

VIEWING: By appointment only via the Agents.

TENURE: We are advised Leasehold

LENGTH OF LEASE: 999 years with 962 remaining

ANNUAL GROUND RENT: Peppercorn

GROUND RENT REVIEW PERIOD: Yearly

ANNUAL SERVICE CHARGE AMOUNT: Advised NIL

SERVICE CHARGE REVIEW PERIOD: N/A

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'D'

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

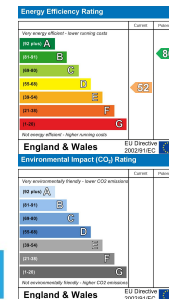


28 Gaddarn Reach, Neyland, Milford Haven, Pembrokeshire, SA73 1PW

- Semi-Detached House
- Fantastic Estuary Views
- Garage & Off Road Parking
- Ideal Investment or Bolt Hole
- Leasehold Property - 962 Years Remaining
- Two Bedrooms
- Marina Location
- Close to Amenities
- Edge of Neyland Town
- EPC Rating E

Offers In The Region Of £200,000

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



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The Agent that goes the Extra Mile





Welcome to 28 Gaddarn Reach – A Two-Bedroom Semi-Detached property overlooking the picturesque Neyland Marina. This property enjoys stunning views of both the marina and the estuary. Whether you're looking for a permanent home, a holiday bolt-hole, or a savvy investment opportunity, this home offers versatility in a truly enviable location.

The property is accessed via steps up that lead up to a balcony and the entrance door. Opening into; open plan lounge & dining room and kitchen to the first floor. With two bedrooms, a shower room and w/c to the second.

Externally there is a garage that is located underneath the property and a rear paved enclosed garden with a shed ideal for storage. The balcony to the front of the property would be ideal for a bistro table and chairs to enjoy the fabulous views of the Estuary and marina.

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#workbook.clockwork.dragging

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