

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: Freehold

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

Property has Mains Electric, Mains Water, Mains Drainage, Mains Gas

HEATING: Gas

TAX: Band C

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

SLS/ESL/01/26/OKSLS

FACEBOOK & TWITTER

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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

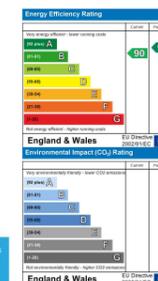
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## 62 Fleming Way, Neyland, Milford Haven, Pembrokeshire, SA73 1RZ

- Semi-Detached Bungalow
- Driveway Parking For 1 Car
- Front And Rear Gardens
- Timber Framed Construction
- Gas Central Heating
- Three Bedrooms
- Open Plan Living Room/Dining Room
- Convenient To Town
- Bathroom/Wet Room
- EPC Rating: B



Offers In Excess Of £170,000

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**The Agent that goes the Extra Mile**





62 Fleming Way is a well presented semi-detached bungalow of modern timber framed construction, located close to amenities and public transport links in Neyland. The property would make a fantastic first time buy, investment, or a comfortable home to enjoy retirement.

The layout of the property briefly comprises of an entrance vestibule and hallway, a kitchen with fitted base and eye level units, living room with electric fire, opening to a dining room which the current vendor uses as a sitting room, with French doors to the garden. There are three bedrooms (one double and two single) and a bathroom with integral wet room shower unit for easy accessibility. The property is served by double glazing and gas fired central heating. Privately owned solar panels give the added benefits of reduced energy bills.

Externally, there are gardens to the front and rear which are laid to lawn with a patio seating area. To the side of the property is a driveway providing off road parking for one car.

Viewing is highly recommended!

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

DIRECTIONS: From our Milford office proceed towards Steynton. Upon reaching the Horse and Jockey public house turn right. Carry straight on at the first roundabout and at the second roundabout take the exit for Neyland. Continue into the village and proceed along Honeyborough Road, taking the second turning left into Fleming Way. Take the first left hand turn in the cul-de-sac and the property is situated on your right denoted by our For Sale board.  
What3Words:///protect.venturing.deploying

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