

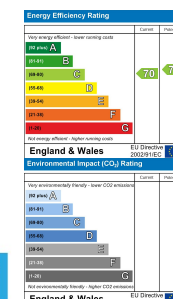


**70 Lawrenny Street, Neyland, Milford Haven, Pembrokeshire, SA73 1TB**

- Mid Terrace House
- Two Double Bedrooms
- Attic Room
- Low Maintenance Garden
- Garage & Summer House
- Beautifully Presented
- Modern Kitchen/Diner
- Sea Views
- Solar Panels
- EPC Rating: C

**Offers In Excess Of £180,000**

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



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.  
TAX: Band B

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @WWProps  
<https://www.facebook.com/westwalesproperties/GGR/QAJ/03/210K>

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate.

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

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

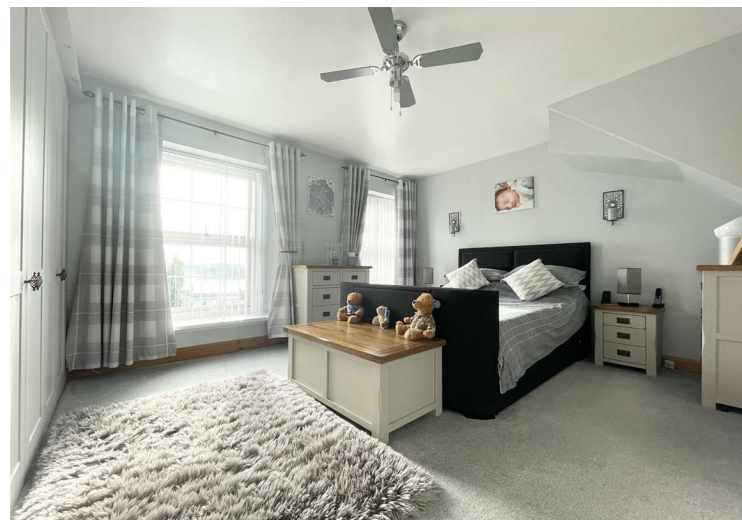
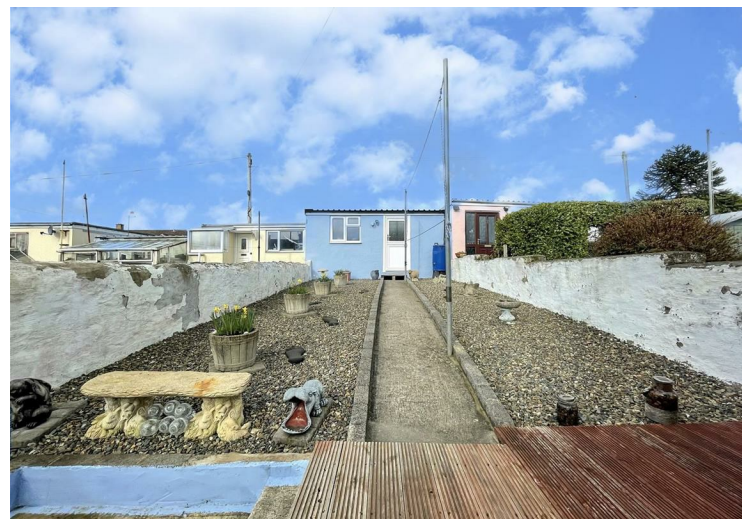
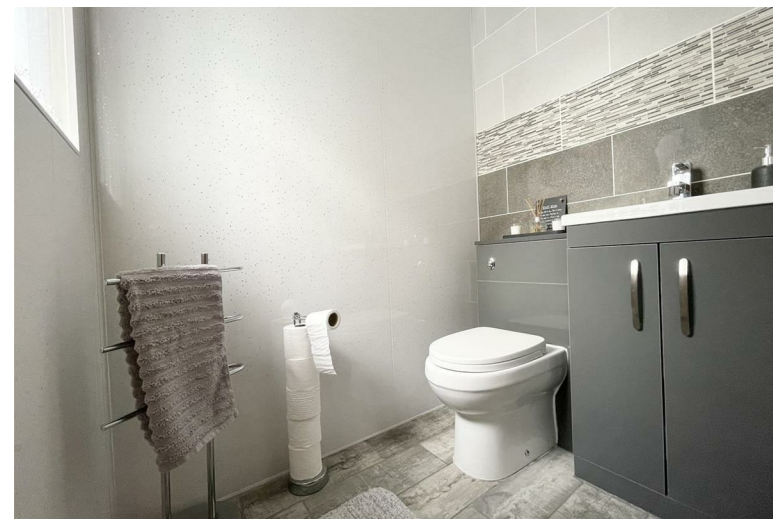
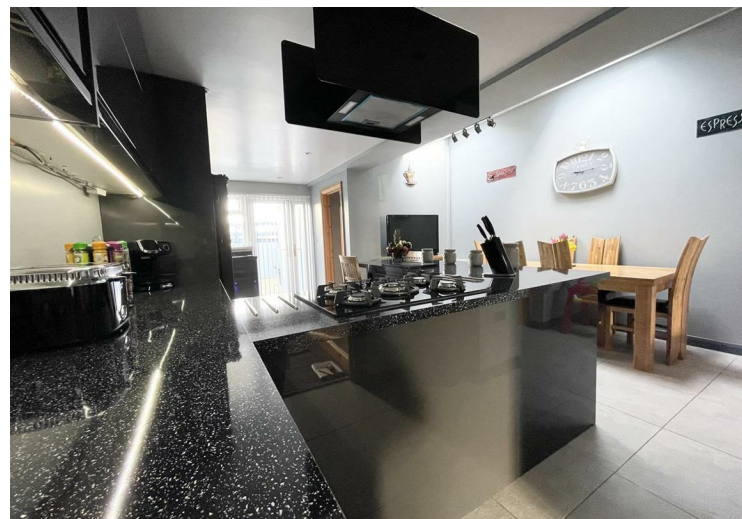
TELEPHONE: 01646 698585



89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA  
EMAIL: milford@westwalesproperties.co.uk TELEPHONE: 01646 698585

**The Agent that goes the Extra Mile**



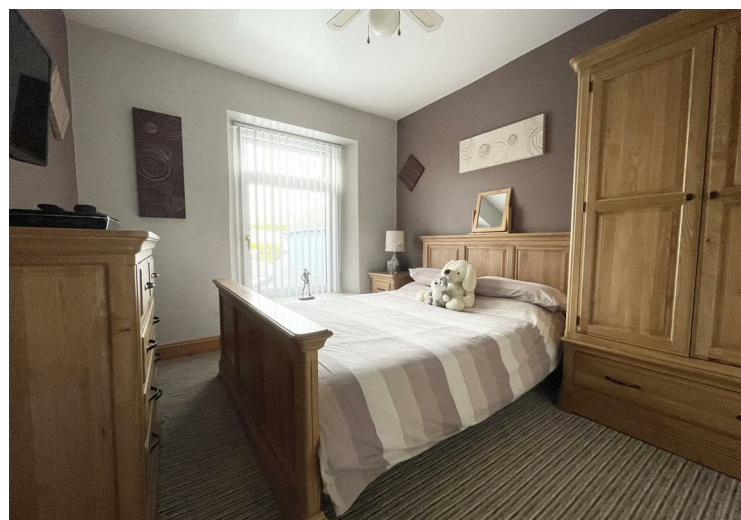


**\*\* VIRTUAL VIEWING VIDEO AVAILABLE\*\***

This beautifully presented mid terrace, two bedroom family home with attic room is ideally located within walking distance of Neyland town, marina and its local amenities, Benefiting from double glazing and gas central heating. The accommodation briefly comprises; porch, hallway, 25ft lounge with a log burner, open plan kitchen/diner with a selection of contemporary wall and base units and complimentary work surfaces. This room also benefits from underfloor heating and a utility room with a WC. Stairs lead up to the first floor with a stylish family bathroom with a free-standing bath and a separate shower room, Two double bedrooms (one of which is fitted with built in wardrobes and enjoys beautiful haven views) on the first floor. From here there are stairs leading to a second floor attic room with two velux windows overlooking the haven.

Externally the property offers a low maintenance garden with steps leading up to a summer house and a detached garage which is accessed via a lane to the rear of the property and benefits from solar power. 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, pubs and take-aways, 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 hospital, train stations, libraries, cinema, theatre, supermarkets, retail parks etc.



**Kitchen/Diner**

20'8" x 14'9" (6.3 x 4.5)

**WC**

5'6" x 3'10" (1.68 x 1.18)

**Attic Room**

16'4" x 12'7" (4.99 x 3.85)

**Lounge**

25'7" x 11'5" (7.81 x 3.49)

**Master Bedroom**

13'11" x 13'1" (4.25 x 4.01)

**Bathroom**

8'6" x 14'9" (2.6 x 4.5)

**Utility**

5'6" x 9'6" (1.7 x 2.9)

**Bedroom One**

11'0" x 9'9" (3.37 x 2.98)

**Shower room**

4'6" x 4'3" (1.38 x 1.32)



**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 head towards the High Street. Take the fifth turning left into John Street (just before the Forresters Arms public house) and then take the third turning right into Lawrenny Street. The property can be found a little way down on the right hand side denoted by our for sale board.

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