

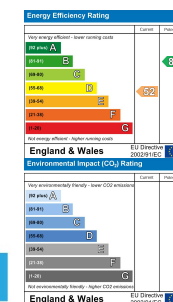


2 Promenade Close, Neyland, Milford Haven, Pembrokeshire, SA73 1QG

- Detached Bungalow
- Lounge/Diner
- Walking Distance to Water Front
- Front & Rear Gardnes
- Gas Central Heating
- Two Bedroom
- Garage & Driveway Parking
- Sea Views
- Double Glazing
- EPC Rating: E

Offers In Excess Of £230,000

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



View: By appointment with the Agents.
Services: We have not checked or tested any of the Services or Appliances.
Tenure: We are advised: Freehold
Tax: Band: D

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

ADR/QAJ/04/21/OK
Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate.

FACEBOOK & TWITTER
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<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.

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The Agent that goes the Extra Mile



**** VIRTUAL VIEWING AVAILABLE ****

A well presented detached, two bedroom bungalow, located in the sought after area of Promenade Close and conveniently located on the edge of Neyland Town and its local amenities. Set on one level, the accommodation briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Two Bedrooms, Family Bathroom and conveniently a separate WC.

Externally the property offers a lawned garden to the front with driveway parking leading to an attached garage. To the rear there is a patio seating area with steps to a lawned garden, which has a shed and greenhouse. The property benefits from double glazing and gas central heating. 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.

Lounge
18'1" x 11'8" (5.53 x 3.57)

Bedroom One
11'10" x 10'4" (3.63 x 3.15)

Garage
18'3" x 9'10" (5.57 x 3.01)

Dining Room
10'3" x 11'0" (3.13 x 3.36)

Bedroom Two
11'9" x 9'0" (3.59 x 2.75)

Kitchen
12'11" x 9'10" (3.96 x 3.01)

WC
5'6" x 2'9" (1.68 x 0.84)



DIRECTIONS

DIRECTIONS: From Haverfordwest follow the signs for Milford Haven/Neyland. Enter the town of Neyland into Kensington, turn left into the High Street. Proceed along passing the entrance to the Marina and Yacht Club across the Promenade, turn right into Riverside Avenue, and then right again into Promenade Close. Continue along the road and the property will be found on your left denoted by our for sale sign.

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