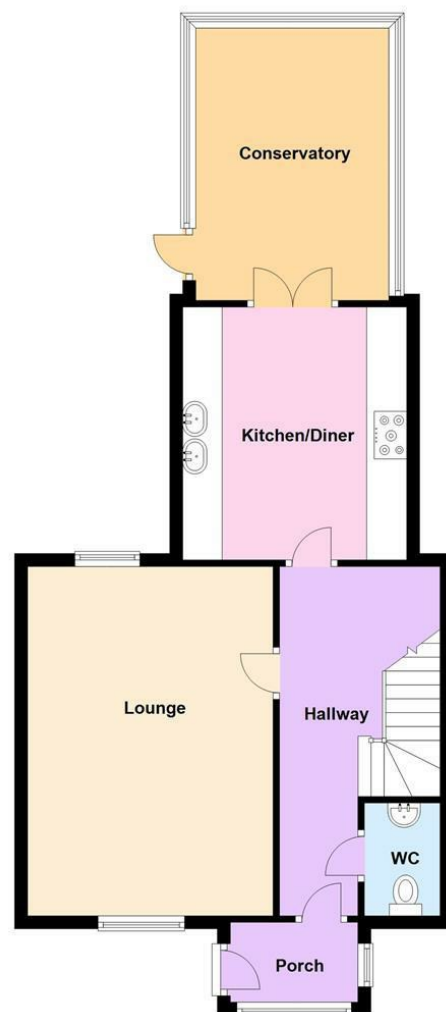


Ground Floor



First Floor



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: D

GGR/QAJ/04/21/TAKONOK 16042021SSG

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @WWProps  
<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.

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



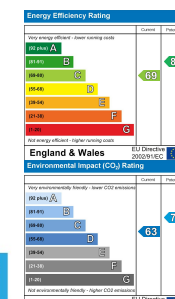
## High View Leonardston Road, Llanstadwell, Milford Haven, Pembs, SA73

1 ED

- Semi-Detached House
- Three Bedrooms
- Oil Central Heating
- Off-Road Parking
- Conservatory
- Beautiful Countryside Views
- UPVC Double Glazing
- Immaculate Condition
- Enclosed Garden
- EPC Rating: C

Offers In Excess Of £250,000

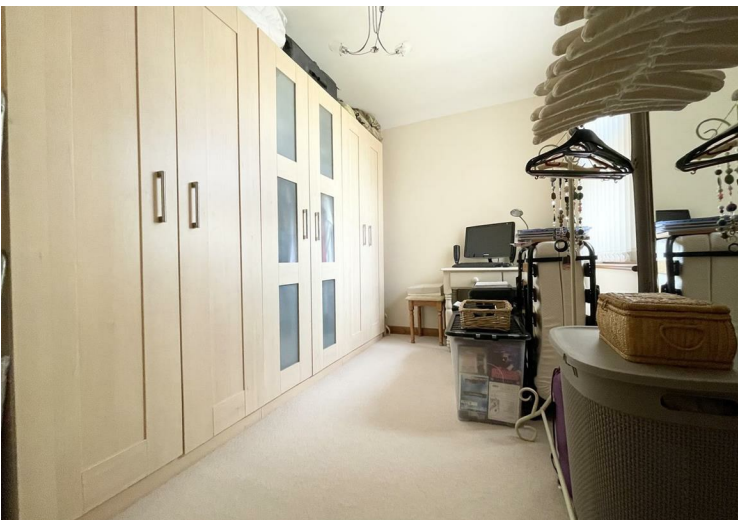
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**The Agent that goes the Extra Mile**





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

A stylish and immaculate semi-detached house, enjoying countryside views to the front and rear, located in the semi rural village of Llanstadwell and within a short drive to the Cleddau Waterway, Hazelbeach and Neyland Marina!

This attractive family home benefits from oil central heating and double glazing and comprises: Entrance Porch, Hall , Lounge , Kitchen/Diner which leads into the conservatory enjoying stunning countryside views from the rear garden and beyond. On the first floor are Three Bedrooms and a family Bathroom.

Externally the property offers a low maintenance garden which is mostly laid to lawn with decking areas to sit and take in the beautiful contryside views. There is also a store shed which is neatly tucked into the side of the garden. To the front of the property there is parking for approx three cars.

Viewing is essential to appreciate this property and its location.

The village of Llanstadwell is situated half a mile from the town of Neyland, which has local stores, primary schools, surgery and marina. It is also 5 miles from the port town of Milford Haven, which has local primary and high schools, superstores, restaurants and shopping. (Photo from opposite property) See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) for our own TV Channel with Location Films of the area.

### Porch

6'7" x 3'11" (2.03m x 1.20m)

### Hallway

17'7 x 8'1 max (5.36m x 2.46m max)

### Lounge

12'4" x 17'7" (3.78m x 5.37m)

### Kitchen/Diner/Conservatory

27'7" x 11'3" (8.42 x 3.45)

### Landing

12' x 7'9 (3.66m x 2.36m)

### Bathroom

6'3" x 8'4" (1.91m x 2.56m)

### Bedroom One

12'8" x 11'3" (3.88m x 3.45m)

### Bedroom Two

12'9" x 7'8" (3.90m x 2.34m)

### Bedroom Three

12'0" x 9'5" (3.67m x 2.89m)

### WC

3'10 x 5'9 (1.17m x 1.75m)



### DIRECTIONS

DIRECTIONS: From our Milford Haven Office, continue down Charles St, turn left onto Dartmouth St, then left again onto Hamilton Terrace. Continue for approximately 0.8 miles on Great North Road, then turn right onto Combs road and follow, over the bridge, follow the road up the hill and continue on this road (B4325) without turning off for approximately 3 miles. Then you will reach a mini roundabout, at which take the last exit onto the Leonardston Road and continue up until you reach the property on the right hand side.

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