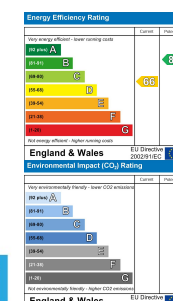


24 Harbour Close, Neyland, Milford Haven, Pembrokeshire, SA73 1UG

- Semi Detached Property
- Two Reception Rooms
- Workshop
- Water Views from Two Bedrooms
- Walking Distance to Local Amenities
- Three Double Bedrooms
- Enclosed Rear Garden
- Ideal FTB/Investment
- Gas Central Heating and Double Glazing
- EPC Rating: D

Offers In Excess Of £130,000

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

HAL/EG/14/10/20/takeonokQAJ05.05.21

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 TOUR AVAILABLE ** NO CHAIN ****

A delightful, semi detached property located in the popular town of Neyland, within easy reach of the town centre and its local amenities. This attractive property would make an ideal first time buy or investment!

Benefitting from gas central heating and double glazing, the well presented accommodation briefly comprises; hallway, lounge, modern kitchen/breakfast room with a selection of contemporary wall and base units and complimentary work surfaces, conservatory, WC and access to an outside store room and utility area on the ground floor. Stairs lead up to a family bathroom with bath and shower cubicle separate and two double bedrooms, the front of which benefits from water views. The second floor comprises a third double bedroom, which also benefits from the views over the water.

Externally the property is situated in an elevated position, and is approached via some steps through the front garden which is mainly laid to lawn. Side access is available to the left of the property, giving access to an enclosed rear garden, with a paved patio seating area, and steps leading up to a lawn area, with a workshop to the rear of the garden.

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.



Hallway

Lounge
10'5" x 18'0" (3.2 x 5.5)

Kitchen/Breakfast Room
17'8" x 8'6" (5.4 x 2.6)

Conservatory
8'6" x 11'9" (2.6 x 3.6)

WC
2'11" x 4'7" (0.9 x 1.4)

Outside Utility Area
3'11" x 6'6" (1.2 x 2)

Outside Storage
12'9" x 3'7" (3.9 x 1.1)

Landing

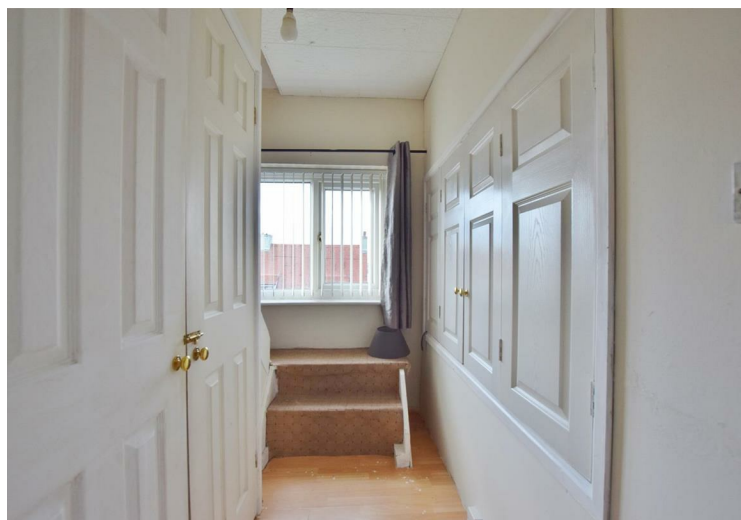
Bathroom
5'2" x 9'2" (1.6 x 2.8)

Bedroom
11'5" x 8'10" (3.5 x 2.7)

Bedroom
10'9" x 11'1" (3.3 x 3.4)

Bedroom
9'10" x 14'1" (3 x 4.3)

Workshop



DIRECTIONS

From our Milford office proceed to Steynton and on reaching the Horse & Jockey public house turn right. Continue straight over the next roundabout and at the next roundabout take the fourth exit for Neyland. Proceed through the town and upon reaching the sharp bend, do not turn left but carry straight on passing the monument on your right. Continue down the hill taking the first right into Harbour Way. The property towards the end on the right hand side, denoted by a for sale sign.

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