

**Ground Floor**



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 C

ADR/QAJ/01/21/GGR OK

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

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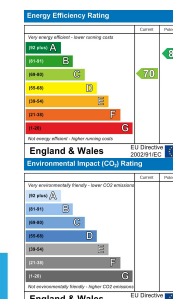


**22 Fleming Way, Neyland, Milford Haven, Pembrokeshire, SA73 1RZ**

- Mid Terrace Bungalow
- Well Presented
- Conservatory
- Edge of Town
- Allocated parking space
- NO CHAIN
- Two Bedrooms
- Front and Rear Garden
- Double Glazing
- EPC Rating: TBC

**Offers In Excess Of £115,000**

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**The Agent that goes the Extra Mile**



\*\*\* IDEAL RETIREMENT BUNGALOW / INVESTMENT PROPERTY /FTB

\*\* Virtual Viewing Video Available\*\*

This compact mid- terrace bungalow in the Honeyborough area of Neyland is ideally suited for those looking to retire. with accommodation comprising: Kitchen Lounge conservatory over looking the garden, Two Bedrooms and Bathroom. The property benefits from a well maintained gardens to the front and rear, ideal for those with green fingers. The property also benefits from gas central heating and upvc double glazing. 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**

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

**LOUNGE**

10'5" x 17'4" (3.2 x 5.3)

**CONSERVATORY**

10'9" x 7'6" (3.3 x 2.3)

**BATHROOM**

5'10" x 6'2" (1.8 x 1.9)

**BEDROOM 1**

11'1" x 9'2" (3.4 x 2.8)

**BEDROOM 2**

5'6" x 11'9" (1.7 x 3.6)



**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. right just down a short walk way, 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.