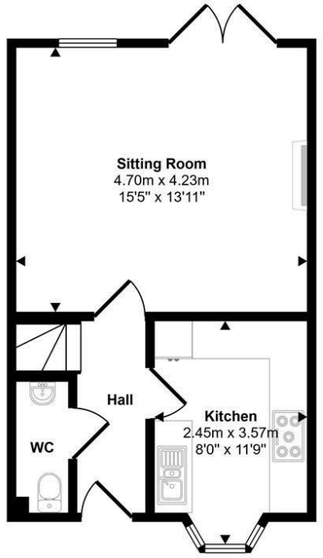
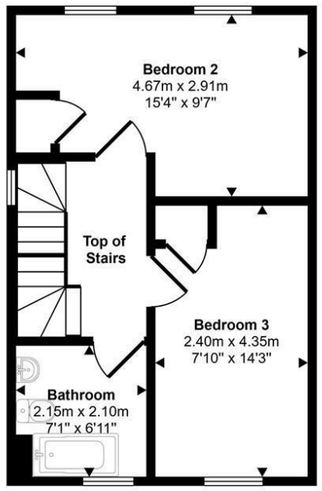
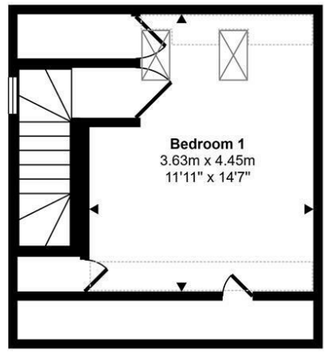
Approx Gross Internal Area
95 sq m / 1022 sq ft



Ground Floor
Approx 35 sq m / 382 sq ft



First Floor
Approx 35 sq m / 374 sq ft



Second Floor
Approx 25 sq m / 267 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage, Mains Gas
HEATING: Gas
TAX: Band C
Local Authority: Pembrokeshire County Council

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

AJW/CFH/07/26/DRAFT/CFH

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

01646 698585
www.westwalesproperties.co.uk



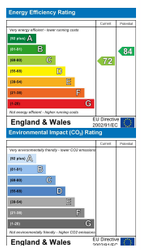






1 Victoria Court, Neyland, Milford Haven, Pembrokeshire, SA73 1PT

- 3 Bedroom Semi
- Ideal FTB or Investment
- Modern Kitchen
- Off Road Parking
- Near to Neyland Marina & Shops
- Estuary Views
- Chain Free
- Low Maintenance Garden
- Gas Central Heating & Double Glazing
- EPC Rating: C

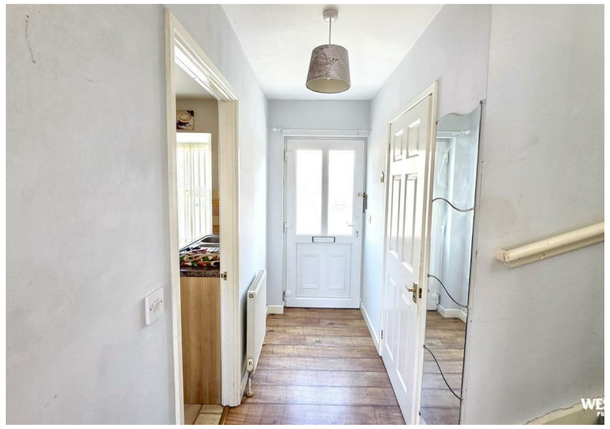


Asking Price £160,000

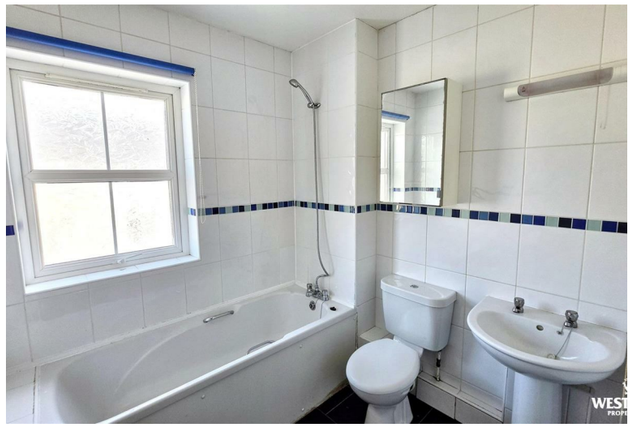
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The Agent that goes the Extra Mile













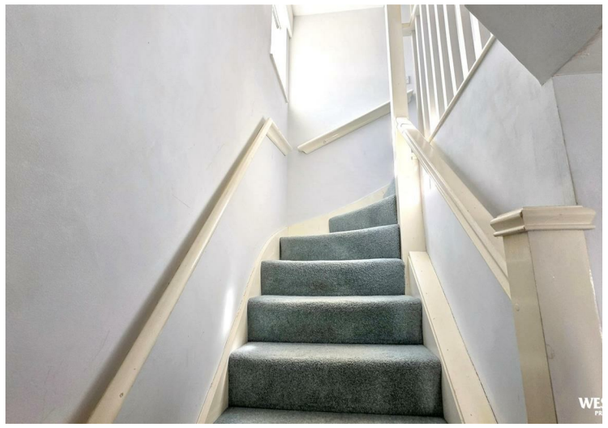
**** Chain Free, 3 Bedroom Property With South Facing Garden & Off Road Parking ****

Situated in the popular town of Neyland, this well-presented three double bedroom, three-storey semi detached house offers versatile accommodation, off-road parking for two vehicles and water views towards the Cleddau Estuary. Conveniently located within walking distance of local shops, schools, public transport links and Neyland Marina, the property would make an ideal first-time purchase, family home or investment opportunity. The accommodation is arranged over three floors. The ground floor comprises an entrance hallway with a cloakroom/WC, modern fitted kitchen with a range of wall and base units, and a lounge/dining room spanning the width of the property with French doors opening onto the rear garden, creating a bright and practical living space.

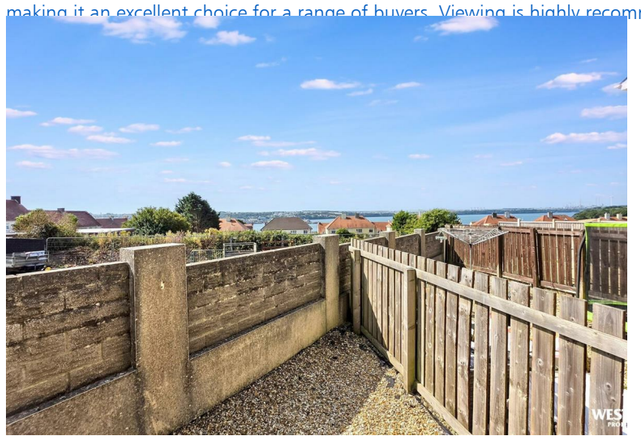
The first floor offers two double bedrooms, both enjoying views towards the Cleddau Estuary, together with a family bathroom fitted with a bath, wash hand basin and WC. Occupying the entire second floor is the principal bedroom, providing a flexible space suitable as a main bedroom, guest room or home office. The room benefits from Velux windows, useful eaves storage and elevated views over the Cleddau Waterway.

Externally, the property benefits from off-road parking for two vehicles to the side. To the rear is an enclosed, low-maintenance garden, laid mainly to decorative stone, providing an ideal space for outdoor seating and entertaining.

Located in the heart of Neyland, the property is within easy reach of everyday amenities, the Marina, waterfront walks and transport links, making it an excellent choice for a range of buyers. Viewing is highly recommended.















DIRECTIONS

From West Wales Properties Milford Haven, 89A Charles Street, Milford Haven, proceed east along Charles Street and follow the signs for Neyland (B4325). Continue on the B4325 through Waterston and over the Cleddau Bridge into Neyland. At the roundabout, take the exit towards Neyland town centre and continue along High Street. Turn into Victoria Court, where Number 1 is situated on the left-hand side and can be identified by our For Sale board. What3words: ///riverbed.quits.putter

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