



**PEMBROKESHIRE
PROPERTIES**
ESTATE AGENTS

58 High Street, Neyland, Milford Haven,
Pembrokeshire

SA73 1TF

Tel: 01646 562387

Mobile: 07821282534

info@pembrokeshireproperties.co.uk



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Guide Price £190,000

3 Bedroom period property with estuary views, driveway & rear garden.

Located within walking distance of Neyland Marina.

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Registered office address: 71 -75 Shelton Street, Covent Garden, London UK. WC2H 9JQ

Registration number: 13486480



- ESTUARY VIEWS
- 3 BEDROOMS
- 2 RECEPTION ROOMS
- 2 BATHROOMS
- REAR GARDEN & DRIVEWAY
- WITHIN WALKING DISTANCE TO THE MARINA

Tenure: We are advised the property is Freehold.

Information about the property

This deceptively large 3 Bedroom , 2 Bathroom , 2 Reception , home with garden and driveway is situated on the lower end of the high street, close to all amenities in the bustling Marina town of Neyland .

The position of this home, opposite a green, open space, has no one overlooking the property. From the rear of the house, both upstairs and downstairs, you have views of the nearby Milford Haven Waterway and both a garden and driveway.

A period home with high ceilings and having retained many of its original features. The present owners have extensively renovated this property to a high standard, and at a huge cost. This is immediately apparent when you enter the front door. This is not a small home and has a huge loft space. Viewing is necessary to appreciate the size and condition of this gorgeous home. This property is turnkey, waiting for its next owner.

All the windows in the property are double glazed. The property has retained its original floorboards although has recently been carpeted in some areas.

Walking through the front vestibule with its original stained-glass panel you enter the hallway where both reception rooms are to the left. The front sitting room has a large front window, High ceilings with Crown mouldings , detailed arched alcoves and focal fireplace and is a large room that is capable of housing two large sofas.

Sitting behind this to the rear of the property is another large sitting room with views over the Estuary and a large window overlooking a patio area which in the afternoon is a sun trap. This room would make an ideal dining room, second living room or even a guest room for those that are elderly or those with reduced mobility. The newly fitted and well-appointed cream shaker kitchen has a side window and door leading to the rear garden. To the very back of the property is another full-size bathroom with walk in shower, ideal for those with large families or the less agile.



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The hallway also has its original staircase with mahogany handrail and is two-tiered giving access to all of the bedrooms and upstairs spacious family bathroom. This like the rest of the house has recently been remodelled and has a built-in shower over the full-size bath.

There are two larger double bedrooms, the largest of the two is at the front of the house and the other overlooks the waterway. The third smaller bedroom is situated at the front of the property, but is still large by today's standards.

The outside rear area kicks to the left and is laid to 3 fenced sections: patio, lawn and the driveway which is accessed from the road to the rear; a path runs along the length of this.



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Living Room 4.1m x 3.7m

Large double glazed window, focal central fireplace, radiator , carpeted. Decorated in neutral colours. High ceilings, crown moulding and detailed arched alcoves

Second Reception Room 3.8m x 3.5m

High ceilings, crown mouldings, two alcoves , large window to the rear with waterway views , radiator.

Kitchen 3.5m x 3m

Cream shaker kitchen, with black appliances and slate style tiled flooring, window and door leading to garden. Downlighters and white vertical radiator.

Downstairs Bathroom 2.3m x 2.2m

Large walk-in tiled shower, pedestal basin with tiled splash-back ,radiator and obscured glass double glazed window.

Upstairs Family Bathroom 3.5m x 3m

Bath with built in shower over bath ,wall hung cabinet , radiator

Bedroom One 3.8m x 3.5m

Large double bedroom overlooks the rear of the property with estuary views, laminate flooring, ceiling light, radiator.

Bedroom Two 4.1m x 3m

Overlooking the front of the property again a large size double bedroom with original varnished floorboards. Glazed window, ceiling light, radiator.

Bedroom Three 3m x 2.5m

Large single bedroom overlooking the front of the property, laminate flooring, glazed window, ceiling light & radiator.



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EXTERNAL

To the rear of the property you have an enclosed garden with views of the estuary, the garden is a real sun trap mainly laid to lawn with a concrete secluded patio which makes an ideal place to sit and enjoy throughout the day. To the rear of the garden is the driveway and directly behind this the public car park.

SERVICES

We are advised all mains services are connected to the property.

EPC RATING- E

COUNCIL TAX BAND-B

VIEWINGS

Strictly by appointment only with a member from Pembrokeshire Properties Estate Agents Ltd 01646 562387

GENERAL NOTE

All information used for marketing material has been provided and advised to us by the legal property owner. Floorplans and dimensions are approximates and may differ. All interested parties should satisfy themselves with the information.



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Property Floorplan



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