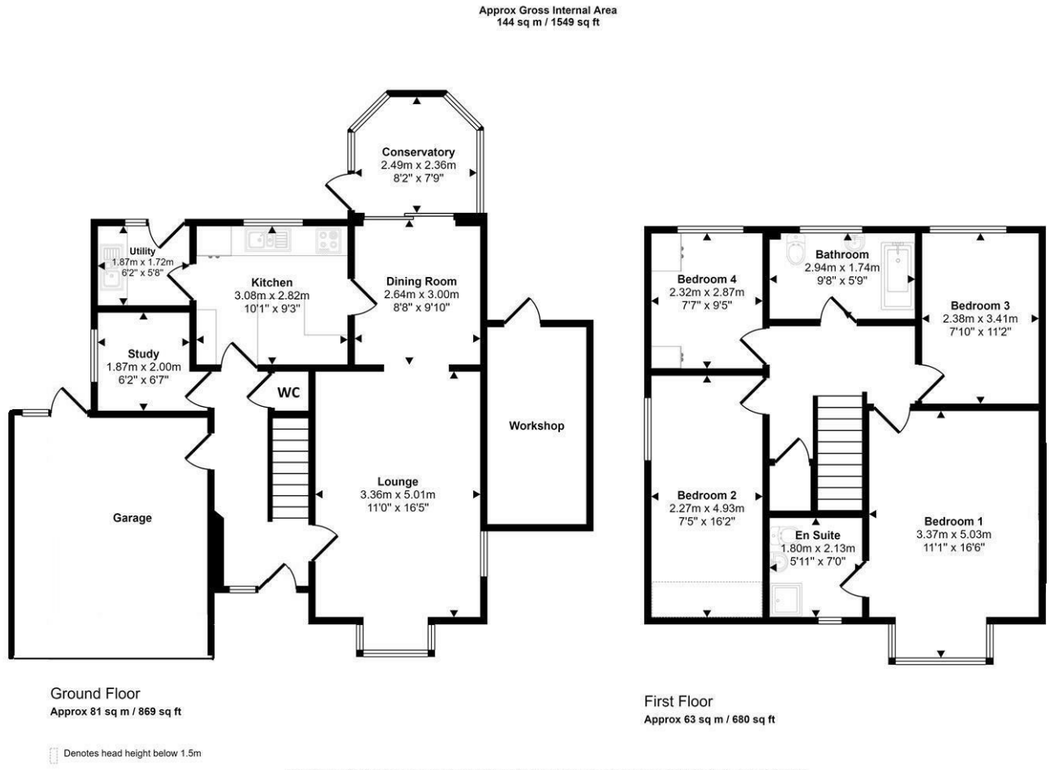


VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E '

ref: SLS/CPS/11/04/25OKSLS
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.

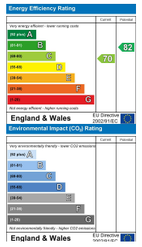
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk
TELEPHONE: 01646 698585

01646 698585
www.westwalesproperties.co.uk

44 Wood Lane, Neyland, Milford Haven, Pembrokeshire, SA73 1RB

- Detached House
- No Onward Chain
- Conservatory & Countryside Views
- Garage & Workshop
- Close to Amenities
- Four Bedrooms
- Open Plan Lounge And Dining Room
- Front & Rear Gardens
- Gas Central Heating
- EPC Rating: C

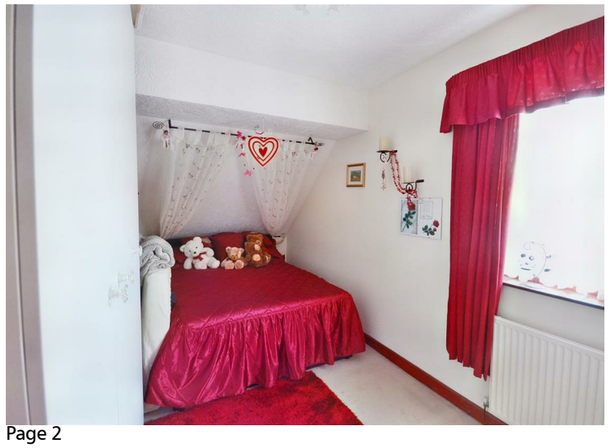


Offers Over £280,000

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

The Agent that goes the Extra Mile



NO ONWARD CHAIN - 44 Wood Lane is a four-bedroom detached house located on the edge of Neyland town. The property boasts versatile accommodation, providing the perfect space to create a family home. With countryside views to the rear, ample off-road parking, and an integral garage we would recommend a viewing to appreciate all this house has to offer. Situated close to local amenities and just a short drive to the estuary, the property enjoys a convenient yet peaceful location ideal for everyday life.

The accommodation briefly comprises of; Entrance hall, Lounge opening to dining room, kitchen, utility room, conservatory, study and w/c to the ground floor. With four bedrooms (one ensuite) and a bathroom to the first floor.

Externally, there is a driveway to the front providing ample off-road parking, access to the integral double garage and a side entrance to the back garden. To the rear is a patio seating area, steps down to a lawned garden. To the side of the property is a workshop which benefits from an electricity supply.

Neyland town centre, with its variety of local shops and pubs and takeaways, is approximately 1.5 miles away, as is the primary school, doctors' surgery, pharmacy, library and sports centre, Neyland Yacht Club, and the Marina with its Bar/Restaurant. Attractive woodland walks above the Marina.

DIRECTIONS

From our Milford Haven Office, continue down Fluke Street, then turn left onto Hamilton Terrace. Follow the road until you reach the traffic lights at the Horse and Jockey and turn right. At the roundabout, take the second exit and continue on. At the Neyland roundabout take the fourth exit and take the first turning on your left into Wood Lane where you will find number 44 on the left-hand side. What 3 Words: inferior.barbarian.stupidly

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