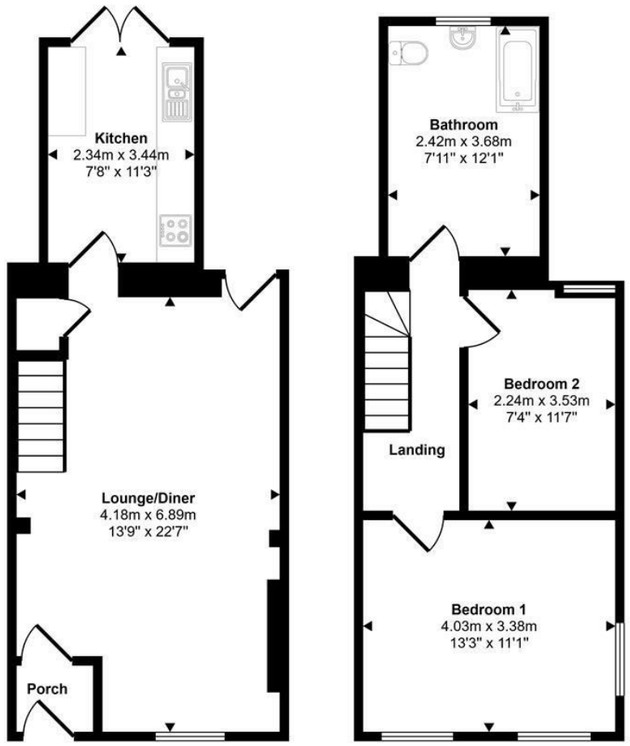
Approx Gross Internal Area
78 sq m / 838 sq ft



Ground Floor
Approx 39 sq m / 420 sq ft

First Floor
Approx 39 sq m / 417 sq ft

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.
HEATING: Gas
TAX: C
We would respectfully ask you to call our office before you view this property internally or externally.

SLS/SBE/04/26/OK/SLS
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

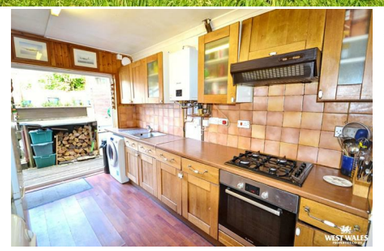
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

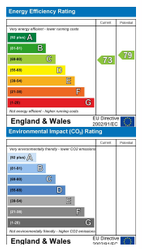
89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
EMAIL: milford@westwalesproperties.co.uk
TELEPHONE: 01646 698585

01646 698585
www.westwalesproperties.co.uk



23 Honeyborough Green, Neyland, Milford Haven, Pembrokeshire, SA73 1RG

- **FOR SALE BY MODERN AUCTION**
- **Two Bedrooms**
- **Walking Distance to Amenities**
- **Investment Opportunity**
- **Enclosed Rear Garden**
- **Semi-Detached House**
- **Situated on the edge of Neyland Town**
- **Ideal First Home**
- **Gas Central Heating**
- **EPC Rating C**

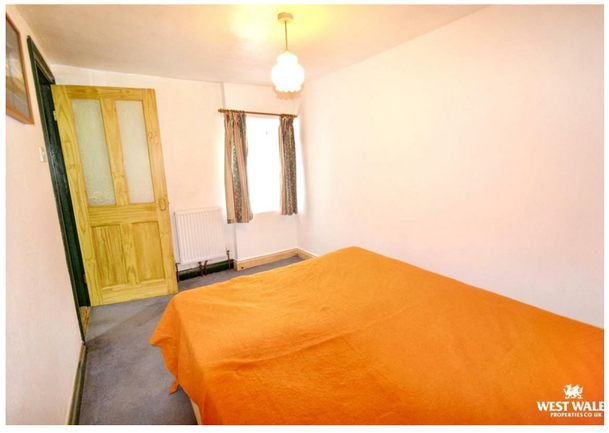


By Auction £100,000

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



FOR SALE BY MODERN METHOD OF AUCTION
A two-bedroom semi-detached home situated in the popular area of Neyland. Occupying a desirable end position and overlooking a green, the property offers excellent potential to create a home tailored to your taste. It presents an ideal opportunity for first-time buyers or investors looking to expand their portfolio.

The accommodation briefly comprises an entrance porch, a spacious living/dining room, and a kitchen on the ground floor, with two bedrooms and a bathroom on the first floor.

Externally, the property benefits from a west-facing terraced decked garden arranged over two level areas, providing the perfect space to enjoy the sunshine and entertain. A useful summer house/shed is also located at the rear of the garden.

The town of Neyland, with its variety of local shops, pubs and takeaways, is within walking distance, as are the primary school, Neyland Yacht Club and the marina, with its bar/restaurant and caf☏. 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 a hospital, train stations, libraries, a cinema, a theatre, supermarkets and retail parks.

For further information on the auction process please use link below

https://www.iamsold.co.uk/properties/all/dyfed/neyland/?search_id=d148dea619314cfeb59e8a7937ecdc46

Auction Terms

DIRECTIONS

From our Milford Haven office, proceed down Fluke street onto Hamilton Terrace, turn left heading east, following signs for Neyland and Pembroke Dock. Continue for approximately 2 miles before turning right into Honeyborough Green. Follow the road round where No. 23 can be found on your left. There is on street parking outside the property. What 3 Words: ///overlaps.certified.repayment

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