



**8 Promenade Drive**

Neyland, Milford Haven, SA73 1QD

Guide Price: £229,950 | Freehold | EPC: D





Situated within a popular residential setting and enjoying attractive water views, this well-proportioned three-bedroom semi-detached home offers generously sized accommodation with excellent potential for modernisation. The property occupies a highly desirable position, within easy reach of local amenities and transport links, presenting an ideal opportunity for buyers seeking a home they can update and personalise.

The internal layout is practical and well balanced, with living spaces that flow naturally for everyday use. A spacious lounge forms the main reception room, benefitting from excellent natural light, a central focal fireplace and French doors opening to the rear, creating a strong connection with the garden. The dining area provides a sociable space for family meals, while the kitchen offers ample storage and worktop space and leads through to a useful utility room with external access. A convenient WC completes the lower level. To the upper level, the accommodation comprises three bedrooms, including two doubles and a single. The principal bedroom enjoys attractive water views, served by a family bathroom.

Externally, the property benefits from gardens to both the front and rear. To the front, a landscaped garden and driveway provide off-road parking for multiple vehicles, along with access to a garage with power. The rear garden is arranged across multiple levels, offering a combination of paved seating areas, lawned sections and practical spaces. Two powered outbuildings provide flexible storage and potential for hobbies or home gym use.

Neyland is a well-regarded village with a vibrant marina, local shops, schools, sports clubs and leisure facilities. The property is well positioned for access to Milford Haven, Pembroke and Haverfordwest, and lies close to the Brunel Trail, a scenic walking and cycling route through the Westfield Pill Nature Reserve into Haverfordwest.





### Entrance Hallway

Entered via a uPVC door, the carpeted hallway provides access to all principles and benefits from under stairs storage.

### Lounge

**6.82m x 4.00m (22'4" x 13'1")**

Carpeted underfoot, this generous lounge is accessed via glazed doors. A gas fire set beneath a mantle creates an attractive focal point, complemented by recessed shelving and storage, while the room comfortably accommodates a variety of seating arrangements. French doors open to the rear, with a front-facing window allowing natural light.

### Dining room

**3.41m x 2.81m (11'2" x 9'3")**

Carpeted flooring continues into this dining space, well suited to a smaller table and chairs. Natural light is drawn in via an internal window from the utility room, with under stairs storage and doors leading through to the kitchen.

### Kitchen

**3.60m x 3.53m (11'10" x 11'7")**

Finished with vinyl flooring, the kitchen is fitted with matching base and eye-level units with work surfaces over. Appliances include an integrated dishwasher, oven, four-ring gas hob with extractor above, and space for a fridge freezer. A 1.5 stainless steel sink with drainer is positioned beneath the window. A breakfast bar provides casual seating, and the kitchen leads directly into the utility room.

### Utility Room

**2.54m x 2.01m (8'4" x 6'7")**

Continuing vinyl flooring and the kitchen's base level fitted units with work tops, the utility room provides space and plumbing for both a washing machine and tumble dryer. The gas boiler is discreetly housed here, an external door leads directly out to the rear garden.

### WC

**1.47m x 1.20m (4'10" x 3'11")**

With tiled flooring underfoot, this cloakroom is fitted with a WC and wash hand basin with tiled splash back, with a extractor fan installed.

### First Floor

#### Bedroom One

**2.67m x 2.27m (8'9" x 7'5")**

A well-proportioned single bedroom with carpeted flooring and built-in wardrobe storage. The room enjoys views over the rear garden, ideal as a bedroom, home office, or study.

#### Bedroom Two

**3.69m x 3.03m (12'1" x 9'11")**

Carpeted flooring underfoot in this comfortable double bedroom, which features built-in wardrobe storage and space for a double bed and freestanding furniture. A rear-facing window overlooks the garden.

#### Bedroom Three

**3.96m x 3.13m (13'0" x 10'3")**

Carpeted flooring underfoot in this spacious principal bedroom, offering ample room for a king-size bed and accompanying furniture. Built-in mirrored wardrobes with enclosed drawer units provide excellent storage, while a front-facing window enjoys attractive water views.

### Bathroom

**2.42m x 1.95m (7'11" x 6'5")**

Laminate flooring complements a well-appointed family bathroom comprising of a bath with shower over and glazed screen, WC, and hand basin set within a vanity unit. A mirrored cabinet is positioned above, with tiled wall finishes, an extractor fan, and a front-facing window.

### Outbuildings

Located to the rear of the garden are two separate outbuildings, both benefiting from power. One provides practical garden storage, while the other is currently arranged as a gym space.

### External

To the rear, the garden is arranged across multiple levels, offering a well-balanced mix of seating, storage and lawned areas. A paved patio sits directly behind the house ideal for outdoor dining along with with gated side access. Steps lead to a greenhouse and drying area, continuing up to a lawned garden. Further patio areas provide additional seating options. The garden is enclosed by a combination of wooden fencing and blocked walls enhancing privacy. To the front is a neatly landscaped garden with a mix of shrubs and decorative chippings enclosed by a picket fence. A driveway provides parking for multiple vehicles and leads to a garage that has power connected.

### Additional Information:

We are advised that all mains services are connected with the property benefiting from gas central heating.

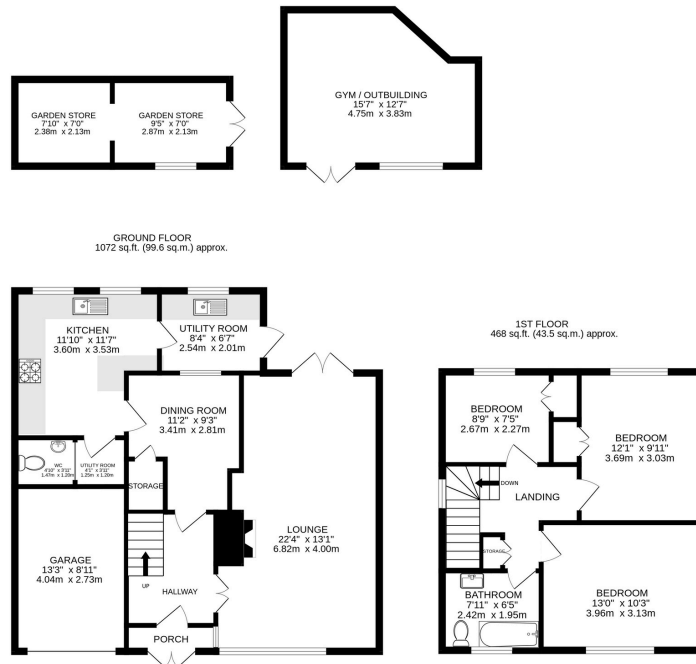
### Council Tax Band

D (£1,651.97)

### What3Words

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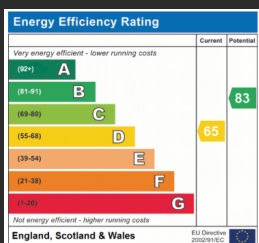




TOTAL FLOOR AREA: 1540 sq. ft. (143.1 sq.m.) approx.

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