

## 1 Neyland Vale, Milford Haven, SA73 1QP

**Offers Over £285,000**

- \*Charming 3-bedroom semi-detached cottage set on a generous corner plot
- \*Located on a quiet no-through road in a peaceful, well-maintained area
- \*Gated off-road parking for two vehicles, plus separate pedestrian entrance
- \*Beautifully landscaped front garden, a large side plot and back garden with lush lawn, mature shrubs, and vibrant flowers
- \*Picturesque stream opposite the property, enhancing the tranquil setting
- \*Just a short walk to Neyland town centre, with shops, amenities, and services nearby including transportation links
- \*Light-filled and characterful interior, in need of some updating and modernisation
- \*Perfect for those seeking a peaceful lifestyle close to amenities in a charming location
- \*No chain sale



## Description/Situation



Tucked away at the end of a quiet no-through road, 1 Neyland Vale offers a rare opportunity to own a quaint and character-filled three-bedroom semi-detached cottage on a desirable corner plot in the heart of peaceful Neyland.

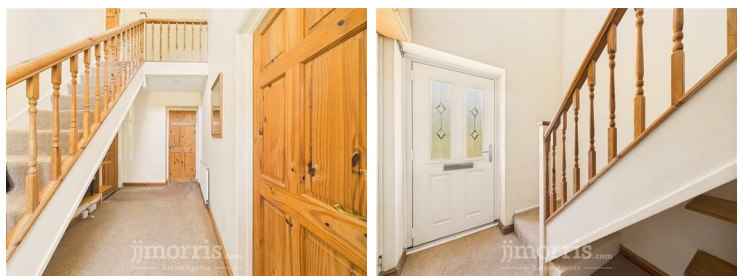
This charming home is ideally situated just a short stroll from Neyland town centre, offering the convenience of nearby amenities while maintaining a tranquil and secluded feel. Opposite the property, a picturesque stream adds to the sense of serenity, making this an idyllic retreat from the bustle of daily life.

Set behind gates with off-road parking, the property boasts a beautifully maintained front garden, lovingly tended over the years and now a vibrant display of colourful flowers and mature shrubs. To the rear, a private courtyard garden provides the perfect spot for al fresco dining or relaxing outdoors, while an elevated garden area, accessed via the side bank, offers open views back over the cottage—an ideal spot for a morning coffee or evening sunset.

Inside, the home is full of charm and natural light, offering a warm and inviting atmosphere throughout. While some modernisation and updating is required, the cottage has excellent potential to become a truly special home for those seeking a quiet lifestyle in a scenic and well-kept area.

Perfect for anyone looking for a peaceful haven with character and convenience, 1 Neyland Vale is a gem waiting to be discovered.

## Entrance Hallway



Property entered via part obscure pvc door, wall mounted

fitted shelving, radiator, thermostat, stairs leading to first floor landing, doors through to kitchen, bedroom 1 and reception rooms.

## Reception 1



Double glazed windows to fore, radiator, wood effect flooring, electric fire suite.

## Reception 2



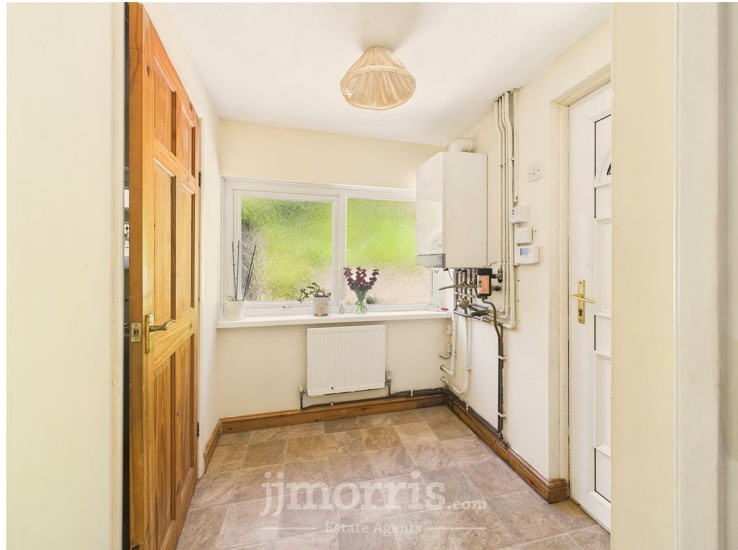
Double glazed window to fore, radiator, electric fire suite, glazed door leading through to reception 1.

## Kitchen/Breakfast Room



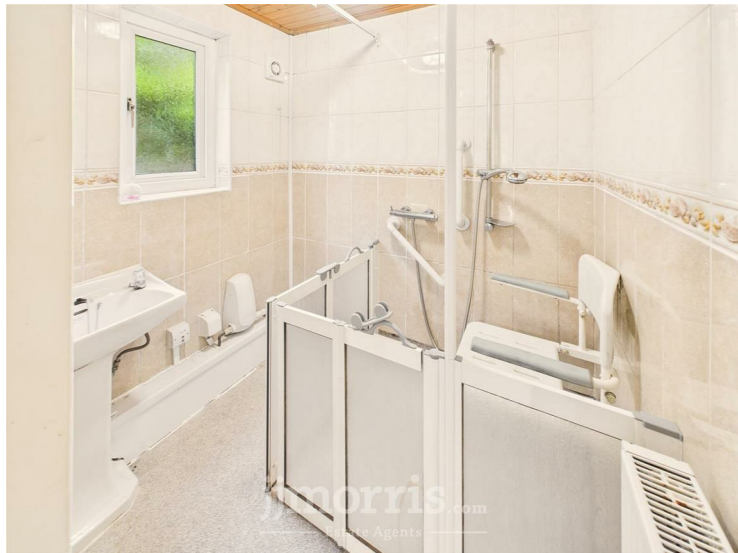
Double glazed windows to rear, fitted pantry cupboard with shelving, a range of wooden base units with work surface over, composite double sink with mixer tap over, space for cooker and white goods, fitted cupboard space, radiator, tiles to floor, door leading into shower room and back porch.

## Back Porch



Pvc door to rear, obscure double glazed window to side, radiator, tiles to floor, door into W.C.

## Shower Room



Obscure double glazed window to rear, non-slip flooring, wash hand basin, disability adapted shower enclosure with power shower, radiator, full height wall tiles.

## W.C.



Double glazed obscure window to side, wash hand basin, w.c. tiles to floor.

## Bedroom 1



Double glazed window to fore with deep sill, radiator.

## First Floor Landing



Double glazed window to fore over staircase and main entrance, wall light, doors leading off to bedrooms.

## Bedroom 2



Double glazed window to fore with deep sill, radiator, loft access.

## Bedroom 3



Double glazed window to fore with deep sill, radiator.



Externally



Set on an enviable corner plot, the outside space at 1 Neyland Vale is truly a standout feature of this delightful cottage.

To the front of the property lies a gated driveway providing ample off-road parking for two vehicles, alongside a separate pedestrian gated entrance that leads you along a charming pathway to the front door.

The front garden is a real highlight—a beautifully landscaped space featuring a generous, lush lawn bordered by an array of well-tended flowers and mature shrubs, all lovingly cared for over the years. This inviting garden is not only a feast for the eyes but also a serene spot to relax and enjoy the peaceful surroundings. With a pretty stream situated just opposite, it offers a tranquil and picturesque setting perfect for quiet mornings or lazy afternoons outdoors.

To the side of the property, a pathway leads to the rear courtyard garden, a private, low-maintenance area ideal for entertaining or unwinding. This space also includes a storage shed, providing useful additional space.

Beyond the courtyard, and accessed via a sloping bank to the side, is a raised section of garden, offering a wonderful elevated view over the property and surrounding greenery. Bordered by established trees, this tucked-away spot adds further charm and a sense of seclusion to the outdoor space.

Altogether, the size, layout, and exceptional presentation of the gardens at 1 Neyland Vale make this property truly special, with outdoor living spaces that are both beautiful and practical.

Utilities & Services

Heating Source: Gas

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Broadband/Wireless: Not connected

Tenure: Freehold

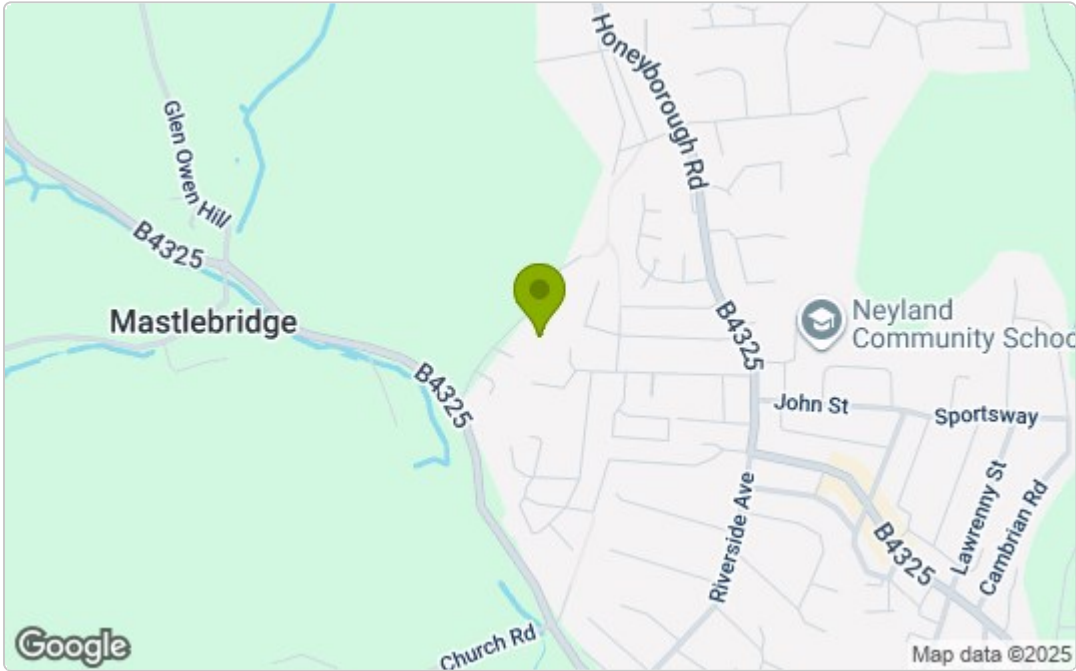
Local Authority: Pembrokeshire County Council

Council Tax: Band D

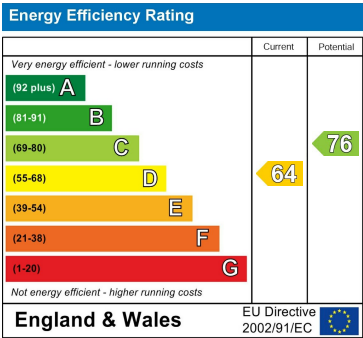
Floor Plan



Area Map



Energy Efficiency Graph



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5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com