



## 36 Gaddarn Reach

Neyland, Milford Haven, SA73 1PW

Fixed Price: £185,000 | Leasehold | EPC: TBC

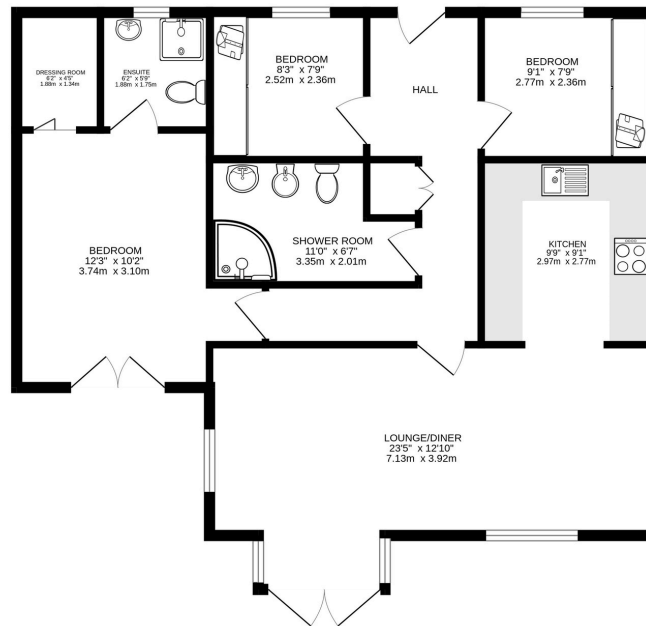


Introducing this generously proportioned three-bedroom first-floor apartment situated within the desirable Neyland Marina, offering superb estuary and waterway views. This well-maintained home benefits from spacious and well-balanced accommodation throughout, including a private balcony entrance, lift access, and secure garage parking. The property presents an ideal opportunity for those seeking coastal living within easy reach of town amenities.

Internally, this first-floor apartment provides comfortable living with attractive marina views. Accessed via a rear balcony, the property opens into a generous L-shaped hallway with integrated storage. The spacious lounge and dining area benefits from natural light, with French doors leading to a juliet balcony overlooking the water. The kitchen is fitted with contemporary units and integrated appliances. The principal bedroom includes built-in wardrobes, a juliet balcony, and an en-suite shower room, while two further bedrooms offer flexible accommodation with integral storage. A family bathroom completes the layout, featuring practical fittings and finishes.

Situated in Neyland, the property is ideally positioned alongside the vibrant marina and a range of local amenities, including schools, shops, sports clubs, and leisure facilities. Excellent transport links to Milford Haven, Pembroke, and Haverfordwest further enhance its appeal. The nearby Brunel Trail—a scenic 9-mile walking and cycling route through the Westfield Pill Nature Reserve and into Haverfordwest—offers an excellent outdoor resource for residents.





TOTAL FLOOR AREA: 862 sq. ft. (80.1 sq. m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
	Current Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	85
(81-91) <b>B</b>	
(69-80) <b>C</b>	68
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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