



12 Osborn Park
Neyland, Milford Haven, SA73 1SX
Guide Price Of £399,950 | Freehold | EPC: D



From the Family's Perspective – Life at Osborn Park...

"What has always stood out about this home is the sheer sense of space. The proportions throughout make it feel open and unrestricted, and the layout offers a flexibility that allows it to suit different stages of life with ease.

Inside, the rooms are generous and well arranged. The snug, originally intended as a dining room, has become a particularly comfortable sitting area and an inviting part of the home to relax in. The overall configuration lends itself well to practical, everyday living, with bedrooms and reception spaces positioned in a way that feels both convenient and adaptable. The upstairs accommodation provides a natural degree of separation, which works well for visiting family, older children or anyone wanting their own space, while still remaining connected to the main home. The sauna has been a much-appreciated place to unwind, and the air conditioning has made warmer days far more pleasant.

Outside, the setting is one of the property's real strengths. Although it is within easy reach of the centre of Neyland, it enjoys a tucked-away position that feels calm and sheltered from passing traffic, creating a peaceful environment to come home to. The location has also been a genuine benefit. Everyday amenities are within comfortable walking distance, and with the local school just a short stroll away, it removes much of the usual school-run pressure.

A gentle walk leads down to Neyland Marina and the waterfront restaurants, with lovely views across the Milford Haven Waterway and enjoyable walking routes along the estuary. The nearby Neyland Hub and Bowls Club add to the strong sense of community, and Neyland Yacht Club is well known locally for its friendly atmosphere and regular races for all ages. Overall, it is a home that offers space, versatility and a connection to both the town and water — ready for its next chapter."



Entrance Hallway

Carpet underfoot and creating a welcoming introduction while providing access to the principal rooms.

Bedroom One

4.77m x 4.10m (15'8" x 13'5")

Carpeted double bedroom featuring built-in wardrobes, door leading to an en-suite and bay window to the front.

En-Suite

3.60m x 0.98m (11'10" x 3'3")

Carpeted floor with part-tiled walls, comprising a WC, wash basin with mirrored cabinet above, and a generous walk-in shower with sliding glass screen. Heated towel rail and extractor, with a window to the side aspect.

Bedroom Two

3.56m x 3.36m (11'8" x 11'0")

With fitted carpet underfoot, this double bedroom benefits from built-in cabinetry and a window to the side aspect.

Family Shower Room

2.64m x 2.59m (8'8" x 8'6")

Carpeted flooring with WC and wash basin set within a vanity unit, and a large walk-in shower with sliding glass screen and shower-board surround. A sauna is set in the corner of the room, with a heated towel rail and window to the side aspect completing the space.

Bedroom Three

4.23m x 3.61m (13'11" x 11'10")

Carpet underfoot with a dedicated dressing area at the entrance, this well-proportioned double room features fitted wardrobes and space for furniture. An air conditioning unit is installed, and a window overlooks the rear garden.

En-Suite

4.23m x 3.61m (13'11" x 11'10")

Comprising of a corner shower with glass screen and shower-board surround, WC, and wash basin set within a vanity unit. Heated towel rail, extractor and a side window.

Lounge

6.69m x 4.55m (22'0" x 14'11")

Carpet underfoot, this substantial reception room is centred around a stone fireplace with electric fire, while generous proportions allow for varied seating arrangements. A bay window enhances the outlook and provides natural light.

Dining Room / Snug

3.62m x 3.61m (11'10" x 11'10")

Carpet underfoot, a versatile space suited to dining, a home office or snug, complete with air conditioning and space for seating. Sliding doors open to the rear garden.

Kitchen

4.71m x 3.61m (15'5" x 11'10")

Chevron style flooring with matching base and eye-level cabinetry with complementary worktops and tiled splash backs, incorporating an integrated oven, induction hob and dishwasher. Sink set beneath the rear-facing window overlooking the garden. Air conditioning, under-cabinet and pendant lighting, and space for a small dining table.

Utility Room

3.05m x 2.60m (10'0" x 8'6")

Vinyl flooring underfoot, the utility is fitted with matching cabinetry and a sink beneath the rear window, with plumbing for laundry appliances and space for a fridge freezer, plus a door to the garden. A separate cloakroom comprises a close-coupled WC and wash basin.

Integral Garage

5.27m x 5.09m (17'3" x 16'8")

With concrete flooring this spacious garage is suitable for storage or workshop use, houses the gas boiler and sink with electric up-and-over door, plus a window to the side aspect.

First Floor

Bathroom

5.09m x 3.34m (16'8" x 10'11")

Vinyl flooring. Suite comprising a bath, WC, and wash basin set within a vanity unit, plus a walk-in shower with sliding glass screen and shower-board surround. Velux window to the front aspect.

Sitting Room

5.48m x 4.58 (18'0" x 15'0")

Carpet underfoot. Versatile reception space with useful eaves storage. Dual-aspect velux windows to the front and rear provide excellent natural light.

Bedroom Four

5.98m x 4.58m (19'7" x 15'0")

Carpet underfoot, this spacious double bedroom benefits from useful eaves storage and a velux window to the rear.

External

A driveway to the front provides parking for multiple vehicles, along with mature lawn and mixed shrubs. To the rear a mix of lawn and paved seating areas is complemented by raised borders and mature planting providing privacy.

Additional Information:

We are advised that all mains services are connected, with mains gas central heating installed.

Council Tax Band

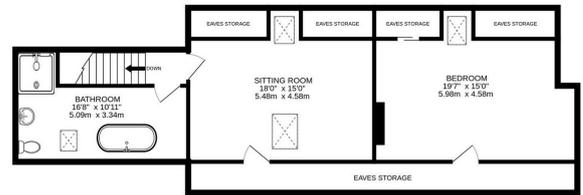
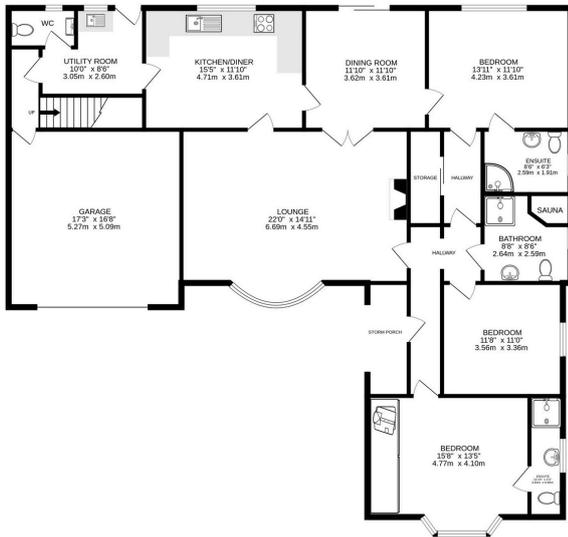
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GROUND FLOOR
1941 sq.ft. (180.3 sq.m.) approx.

1ST FLOOR
843 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA : 2784 sq.ft. (258.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 by any prospective purchaser. 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	A (92+)		
B (81-91)			
C (69-80)			78
D (55-68)		62	
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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