



## 45 Fleming Way

Neyland, Milford Haven, SA73 1SD

OIRO: £149,950 | Freehold | EPC: D





Introducing this semi-detached three-bedroom bungalow located in the sought-after coastal village of Neyland. While the property requires complete renovation throughout, it offers a fantastic opportunity for first-time buyers or investors to create a well-proportioned home in a desirable location.

The accommodation begins with a porch leading into a spacious entrance hallway. The kitchen, currently fitted with matching base-level units, is ready for modernisation. The lounge is generously sized and features a sliding patio door opening into a bright conservatory. The property includes three bedrooms—one double and two singles—and a wet room, providing a layout that accommodates everyday living needs.

Externally, the frontage includes a private driveway with space for one vehicle, a lawned front garden, and pathways leading to the entrance. The rear garden is a good size, featuring a patio and lawn area, bordered by hedges and fencing to ensure privacy.

Situated in Neyland, the property is ideally positioned near 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.





### Entrance Porch

uPVC front door, tiled flooring, cladded walls, and a solid oak door with glass panelling providing access to the entrance hallway.

### Lounge

**4.12m x 3.51m (13'6" x 11'6")**

Non-slip vinyl flooring, sliding patio doors opening into the conservatory, internal window to the kitchen.

### Kitchen

**3.59m x 2.70m (11'9" x 8'10")**

Non-slip vinyl flooring, a range of matching base-level units with worktops, a four-ring gas stove, an eye-level electric oven, a sink with a draining board, and a window to the front aspect.

### Wet Room

**2.31m x 1.71m (7'7" x 5'7")**

Non-slip vinyl flooring, tiled walls, WC, wash basin with mirrored cabinet above, walk-in electric shower with disabled access, and a glazed window to the front aspect.

### Conservatory

**3.11m x 2.88m (10'2" x 9'5")**

Non-slip vinyl flooring, surrounding windows, a solid cladded ceiling, and a uPVC door leading to the rear garden.

### Bedroom One

**3.51m x 2.89m (11'6" x 9'6")**

Double bedroom with carpeted flooring and a window to the rear aspect.

### Bedroom Two

**3.59m x 2.40m (11'9" x 7'10")**

Single bedroom with carpeted flooring and a window to the front aspect.

### Bedroom Three

**3.51m x 1.82m (11'6" x 6'0")**

Single bedroom with carpeted flooring and a window to the rear aspect.

### External

The frontage features private parking for one vehicle and well-maintained pathways leading to the property entrance. The rear garden offers a combination of a paved patio area, ideal for outdoor seating, and a lawn surrounded by mature hedges, providing privacy and a pleasant outdoor space.

### Additional Information

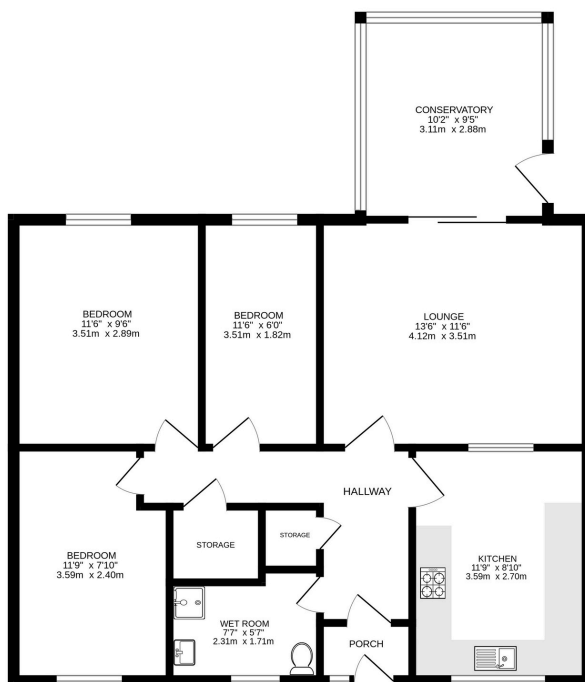
We are advised that all mains services are connected.

### Council Tax Band

C







TOTAL FLOOR AREA: 771 sq.ft. (71.6 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			
(92 plus)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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