



46 Cambrian Road
Neyland | Milford Haven | SA73 1ST
OIEO: £260,000 | Freehold | EPC: C

46 Cambrian Road



Introducing this immaculate mid-terraced home, located in the charming village of Neyland. Recently renovated to an exceptional standard, this property boasts expansive living spaces, three well-appointed bedrooms, and a converted loft room offering breathtaking views over the Cleddau estuary.

Upon entering, you are greeted by a beautifully decorated entrance hallway featuring tiled floors and an exposed red brick feature wall with stained glass doors, setting the tone for the exquisite design throughout. The lounge is elegantly presented with engineered oak flooring, a period ceiling rose, exposed stonework, and oak beams. A focal point log burner set upon a slate hearth enhances the ambience. The dining area boasts a corner dining bench and table, leading to the beautifully designed kitchen area, which includes integrated appliances, a Belfast sink, a Rayburn, and a walk-in pantry.

The first floor houses three generously sized bedrooms, two of which are doubles. Each room is beautifully decorated with solid wood flooring, wall panelling, and views of the waterway to the fore. The bathroom is exquisitely designed, featuring a stunning shower with a slate seat and a roll-top bath. The converted loft space is the gem of this property, offering exposed ceiling beams and large windows with a Velux walk-out balcony, providing picturesque views of the Cleddau Estuary—an ideal getaway within the home.

Externally, steps lead up to a rear patio and decked seating area, adorned with plants and exterior lighting, creating an ideal space for entertaining. A lean-to provides additional storage and leads to a further brick-built shed, perfect for use as a workshop. The beautifully maintained garden features well-kept hedges, a green house, and lawned areas, ideal for a growing family. A pathway leads to a detached garage and a private parking area, accessible through a secure garden gate, with on-street parking available at the fore.



Entrance Hallway

Entering through the solid front door into the vestibule, you are greeted by an exposed red brick feature wall, an ideal space for storing outerwear. Stained glass doors lead into a bright and airy hallway that features tiled floors, a staircase to the first floor, and integrated storage with a coat rack, shoe rack, and cupboard.

Lounge

4.33m x 3.85m (14'2" x 12'7")

This cosy lounge offers engineered oak flooring and a window to the front aspect with shutters. Beautiful period features include a ceiling rose and exposed stonework with recessed shelving and down lights. The room is enhanced by a log burner set upon a slate hearth with an oak mantel, and additional wall lights for added warmth.

Dining Area

3.72m x 2.36m (12'3" x 7'9")

A delightful dining area with an exposed oak beam, built-in seating with storage beneath, and space for a dining table. It is beautifully lit by feature pendant lighting.

Kitchen

5.24m x 2.95m (17'2" x 9'8")

A modern kitchen featuring a mixture of slate and tiled flooring, a range of matching eye and base level units with solid worktops, and a skylight that floods the room with natural light. The Belfast sink with slate worktop and draining board is complemented by tiled splash-backs. This well-equipped kitchen includes a breakfast bar with two stools, an integrated oven with a four-ring hob, and a built-in eye-level microwave. There is also space for a washing machine and dryer, and a rayburn with an exposed brick surround. Additional features include a walk-in pantry, a clothes airer, and a drying rack. A glazed window and door lead to the rear garden.

Bedroom One

4.22m x 3.40m (13'10" x 11'2")

This spacious bedroom features solid wood flooring, elegant wall panelling, and wall-mounted bedside lighting. Built-in wardrobes provide ample storage, while a window to the front aspect offers fantastic estuary views, with shutters ensuring comfort and privacy.



Bedroom Two

3.83m x 3.28m (12'7" x 10'9")

A well-appointed bedroom with solid wood flooring, stylish wall panelling, and wall-mounted bedside lighting. Integrated storage and a window to the rear aspect with shutters complete this comfortable space.

Bedroom Three

3.25m x 2.13m (10'8" x 7'0")

This charming bedroom includes solid wood flooring, decorative wall panelling, and a stained glass window to the landing. A window to the front aspect offers fantastic estuary views, with shutters enhancing its cosy appeal.

Bathroom

2.57m x 2.53m (8'5" x 8'4")

A stylish bathroom with tiled flooring and wall panelling. It features a shower with a rainfall head and slate shower seat, a WC, roll-top bath with a shower head attachment, a sink with a heated mirror above, and a glazed window to the side aspect with shutters. An extractor fan ensures ventilation.

Loft Room

5.53m x 4.89m (18'2" x 16'1")

Accessed via a staircase from the landing below, this expansive loft room features carpeted flooring, exposed ceiling beams, and three large velux windows, one of which is a walk-out balcony providing breathtaking views of the estuary and flooding the room with natural light. Eaves storage adds to the practicality.

Externally

Steps lead up to a rear patio and decked seating area, adorned with plants and exterior lighting, creating an ideal space for entertaining. A lean-to provides additional storage and leads to a further brick-built shed, perfect for use as a workshop or additional storage. The beautifully maintained garden features well-kept hedges and two lawned areas, ideal for a growing family. A pathway leads to a detached garage and a private parking area, accessible through a secure garden gate.

Additional Information

We are advised that all mains services are connected.

Council Tax Band

C

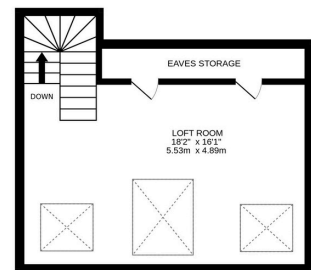
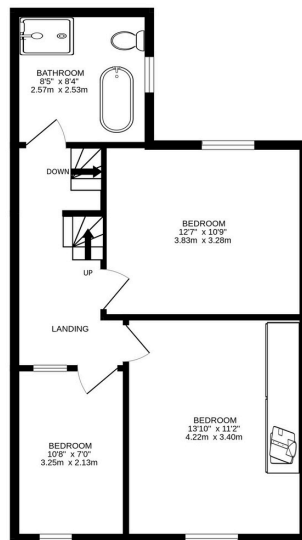
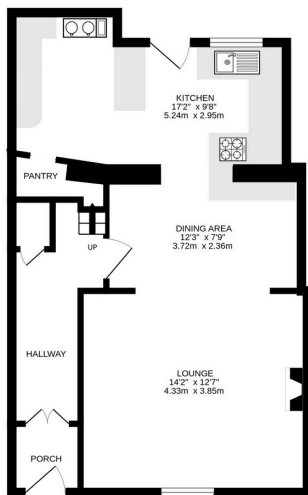




GROUND FLOOR
507 sq.ft. (47.1 sq.m.) approx.

1ST FLOOR
516 sq.ft. (48.0 sq.m.) approx.

2ND FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA: 1289 sq.ft. (119.7 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)	A		
(81-91)	B		83
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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