



40 Lawrenny Street, Neyland

£169,950 Freehold

Spacious & Versatile Terraced House • 2 Bedrooms, 2 Bathrooms, 2 Reception Rooms • Parking & Rear Access • Good Size Rear Garden • Waterway Views • No Onward Chain





Approximate total area^m
 91.2 m²
 982 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



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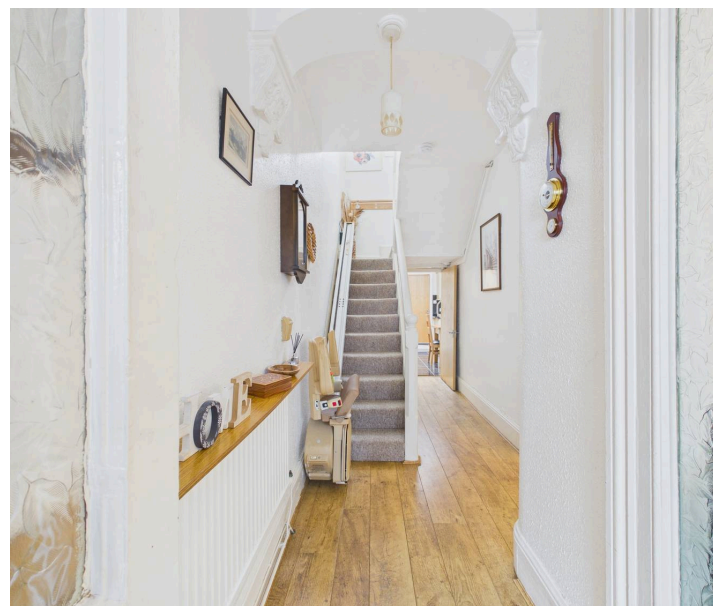
Porch
4' 11" x 3' 9" (1.49m x 1.15m)

Hallway
19' 0" x 5' 8" (5.79m x 1.72m)

Lounge Dining Room
24' 0" x 9' 9" (7.32m x 2.97m)

Kitchen
16' 2" x 10' 11" (4.93m x 3.34m)

Rear Hall
7' 9" x 3' 6" (2.35m x 1.06m)





Rear Hall
7' 9" x 3' 6" (2.35m x 1.06m)

Wet Room
8' 8" x 6' 6" (2.64m x 1.99m)

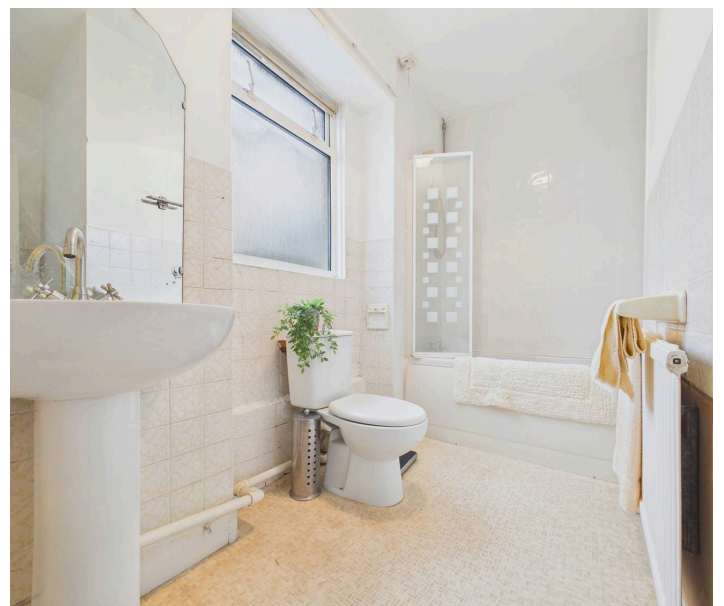
First Floor Landing
Split Level

Bedroom 1
17' 11" x 8' 8" (5.46m x 2.64m)



Bedroom 2
9' 6" x 6' 11" (2.90m x 2.10m)

Bathroom
9' 9" x 4' 2" (2.97m x 1.27m)





GARDEN



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