



7 Neyland Vale, Neyland

£369,950 Freehold

Stylish four-bed, detached home set in mature extensive gardens, offering spacious living accommodation on the first floor with Sun Terrace, garage & workshop and potential for further development.



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Set in a sought-after quiet semi-rural location on the outskirts of the estuary town of Neyland.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Spacious detached house
- Vaulted ceiling with wooden panels
- Large windows with garden views
- Open plan living spaces
- Balcony Sun-Terrace for indoor-outdoor living
- Spacious garage with roller shutter door
- Workshop & Store Room
- Extensive, mature gardens

GROUND FLOOR

Hallway

17' 8" x 5' 9" (5.38m x 1.75m)

Spacious hallway with wooden flooring, open-tread wooden staircase to first floor

Bedroom 1

12' 10" x 8' 6" (3.91m x 2.58m)

Window to front

Bedroom 2

11' 1" x 10' 10" (3.37m x 3.30m)

Window to front, built-in wardrobe

Bedroom 3

11' 3" x 9' 2" (3.44m x 2.80m)

Dressing Room

9' 11" x 9' 0" (3.03m x 2.75m)

Window to side, built-in mirrored wardrobes, large dressing room, leading to Bedroom 3

Bathroom

7' 10" x 6' 0" (2.38m x 1.84m)

WC and wash hand basin vanity unit, large walk-in shower

FIRST FLOOR

Landing

10' 10" x 9' 11" (3.30m x 3.01m)

Spacious, airy and light, door to Sun Porch and to Balcony/Sun Terrace

Living Room

24' 1" x 18' 1" (7.34m x 5.51m)

Dual-aspect spacious living area with feature sloped room and transom lights, tongue and grooved ceiling, feature doorway to Dining Room

Dining Room

11' 11" x 11' 3" (3.63m x 3.43m)

Window to rear overlooking garden, feature doorway, sliding doors

Kitchen

11' 3" x 11' 3" (3.43m x 3.43m)

Bright and spacious Kitchen with window to rear, range of fitted units and matching dresser.

Bedroom 4

15' 5" x 10' 0" (4.71m x 3.06m)

Window to front.

Sun Terrace / Balcony

Large Sun Terrace, modern living space perfect for entertaining, glazed rails.

Utility Room

9' 5" x 7' 7" (2.87m x 2.32m)

Window to rear, boiler, appliance space

WC

Sun Porch

Half glazed, door to garden

Garage

23' 11" x 12' 0" (7.29m x 3.66m)

Electric roller door, window to side, leads to workshop

Workshop

12' 0" x 11' 7" (3.66m x 3.54m)

Window to side, workbench, leading to storage rooms

Storage Room

16' 10" x 11' 5" (5.13m x 3.49m)

Potential for use as a living space. Buyers should make their own enquiries.



Floor 0



Floor 1

Approximate total area⁽¹⁾
214.7 m²
2309 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.

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