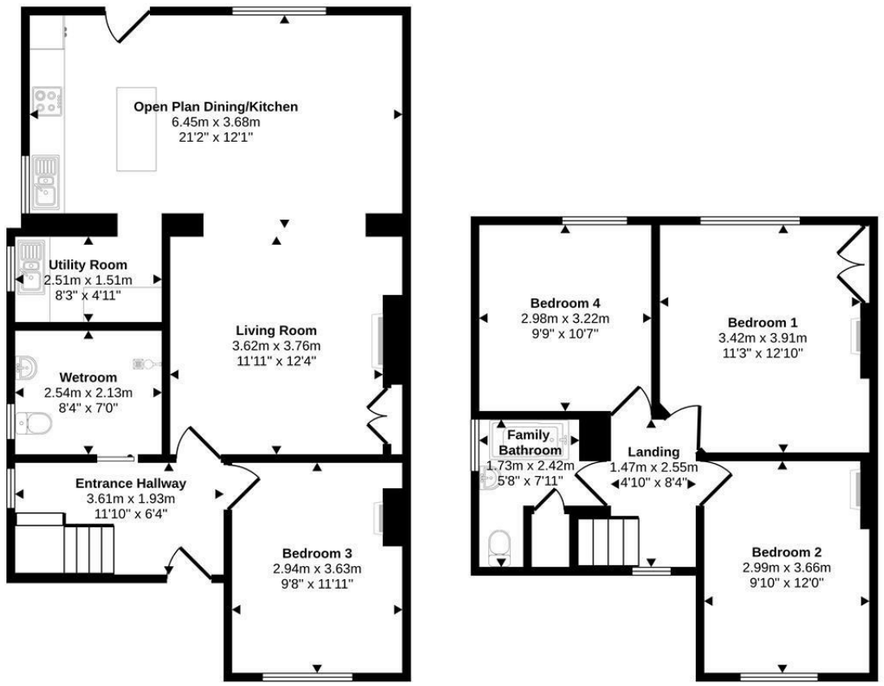
Approx Gross Internal Area
114 sq m / 1226 sq ft



Ground Floor
Approx 69 sq m / 742 sq ft

First Floor
Approx 45 sq m / 484 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band ' C'

We would respectfully ask you to call our office before you view this property internally or externally

EJL/CCL/051026/OK EJL

Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

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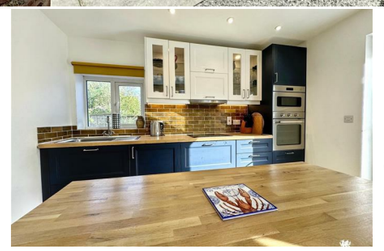
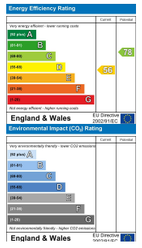
www.westwalesproperties.co.uk



3 Manor Crescent, Manorbier, Tenby, Pembrokeshire, SA70 7TL

- Ideal Family Home
- Near to Village Amenities
- Gas Central Heating
- Open Plan Living/Dining/Kitchen
- Good Transport Links
- Close to Beach
- 3/4 Bedrooms
- Gardens Front & Rear
- Desirable Village Location
- EPC Rating D



£350,000

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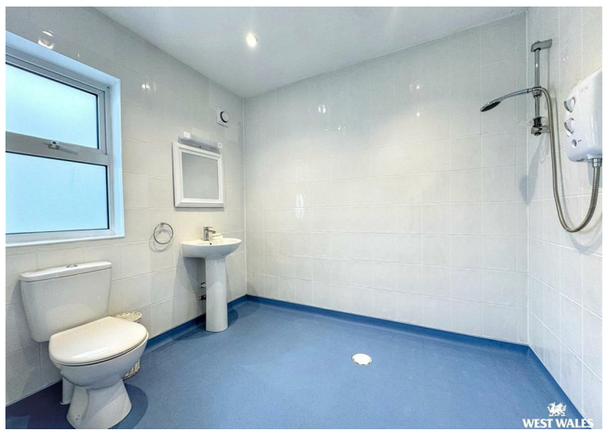
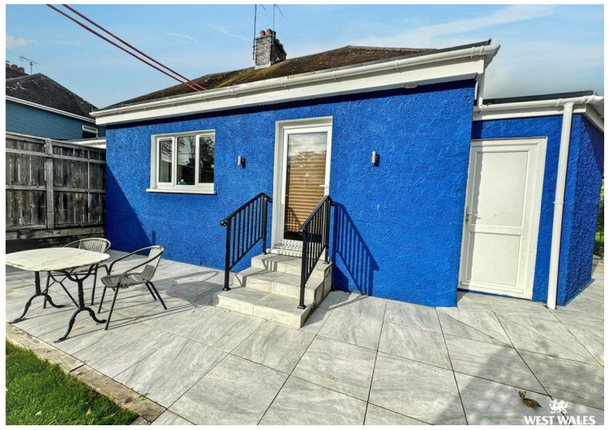
The Agent that goes the Extra Mile





A semi-detached house situated in the sought-after coastal village of Manorbier, enjoying a convenient central position close to local village amenities and approximately 0.7 miles from the beautiful sandy beach.

The property is ideally located for exploring the stunning Pembrokeshire coastline and surrounding countryside, with a wealth of scenic walks and attractions close by. Manorbier is renowned for its picturesque beach, where golden sands are sheltered by dramatic cliffs and overlooked by the impressive 12th-century Norman Manorbier Castle, creating a truly idyllic coastal setting.

The well-proportioned and versatile accommodation is arranged over two floors. The ground floor briefly comprises an entrance hallway, lounge with wood-burner, kitchen, utility area, wet room and a ground-floor bedroom/reception room.

An extension, completed in 2023 including being re-wired has significantly enhanced the living space, creating a generous open-plan area featuring a striking lantern skylight. This impressive space provides an excellent setting for both everyday family living and entertaining, with an abundance of natural light creating a bright and welcoming atmosphere.

The property further benefits from double glazing and gas central heating, ensuring comfort and energy efficiency throughout the year.

On the first floor, there are three further double bedrooms, two of which enjoy distant sea views, together with a family bathroom. The layout provides excellent flexibility for family living, guest accommodation or working from home.

Externally, the property is surrounded by lawned gardens to the front, side and rear, with mature shrubs and trees. Paved pathway leads from the front gate around to the rear, where a paved patio and garden provide an ideal setting for outdoor dining, entertaining or simply enjoying the surrounding tranquillity. To the front of the property, there is ample off-road parking.

DIRECTIONS

From our office in Tenby, take the coast road towards Pembroke, after passing through Lydstep take the left turn towards Manobier and follow this road towards the village. When you are starting to go down the hill there is a turning on your right into Manor Cresent, Number 3 can be found on the left-hand side.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.