

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: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Electric, Mains Water, Mains Gas, Mains Drainage

HEATING: Gas

TAX: Band C

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

JETH/ESL/08/25/DRAFT

FACEBOOK & TWITTER

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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

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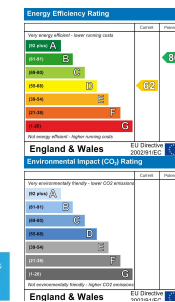


6 Gray Avenue, Manorbier, Tenby, Pembrokeshire, SA70 7TR

- Semi-Detached House
- Well Presented
- Front And Rear Gardens
- Sought After Coastal Village
- Driveway Parking
- Two Double Bedrooms
- Local Restrictive Covenant Applies
- Porch And Utility Room
- Gas Central Heating
- EPC Rating: D

Offers In The Region Of £220,000

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The Agent that goes the Extra Mile





Welcome to 6 Gray Avenue! This delightful semi detached house is located in the sought after coastal village of Manorbier, close to Skrinkle Haven and conveniently situated for both Tenby and Pembroke. This ex-local authority home has a local restrictive covenant, making it a fantastic first time buy opportunity for a Pembrokeshire resident to step onto the property ladder!

The layout of the property briefly comprises of an entrance porch, an open plan living area with French doors through to the garden and stairs to the first floor, a kitchen/diner, also with French doors to the garden, and a generous utility room. On the first floor is a landing leading through to two double bedrooms and a bathroom with a separate WC. The property is in a good decorative order and is served by double glazing and gas central heating.

Externally, there is a driveway to the front providing off road parking for two cars, with plenty of street parking available too! There is a lawned garden to the front giving curb appeal on the approach to the front door. A pedestrian side gate leads through to a family friendly rear garden, which is laid to lawn with a patio seating area, space for a greenhouse, and a further gravel seating area to the rear.

This is a comfortable home in a desirable area, viewing is highly recommended!

The village of Manorbier has various amenities including a cafe, hotel/restaurant, public house, post office, convenience store, and primary school. Manorbier boasts a stunning beach that is sheltered by cliffs on one side of its golden sands and is overlooked by the 12th Century Norman Castle.

Manorbier is located between the towns of Pembroke and Tenby with regular public transport links between the two towns running Monday to Saturday. The towns offer most major amenities, including doctor surgeries, secondary schools, supermarkets, and retail outlets/pubs/restaurants.



DIRECTIONS

From our office in Tenby, take the coast road towards Pembroke, after passing through Lydstep take the left turn towards Manorbier. Follow this road and after passing the sign for Skrinkle take the next left. Take the next left again onto Gray Avenue, where the property will be found on your right hand side. What3Words: ///mixing.writings.elastic

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