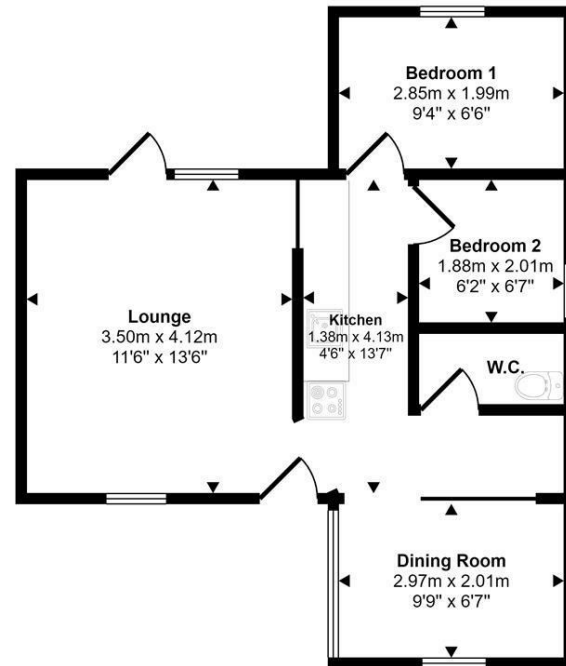


Approx Gross Internal Area
42 sq m / 447 sq ft



Floorplan

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 Leasehold

LENGTH OF LEASE: 115 years with 79 years remaining

ANNUAL GROUND RENT: £413

GROUND RENT REVIEW PERIOD:

ANNUAL SERVICE CHARGE AMOUNT: £1604.92 per annum plus £RPI payment of £215.70

SERVICE CHARGE REVIEW PERIOD: [year]

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

COUNCIL TAX: Band 'A'

HEATING: Electric

ref: HC/LLE/MAR/24

TAKEONOK/06/03/24/LLE

FACEBOOK & TWITTER: 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.

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



1 Bier Wood Manorbier, Tenby, SA70 7SW

- Charming Holiday Chalet
- Dining Room
- Shower Room
- Garden
- Well Presented
- Living Room With Log Burner
- Kitchen
- Two Bedrooms
- Village Location
- Leasehold (79 Years Remaining)

Offers In Excess Of £80,000



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

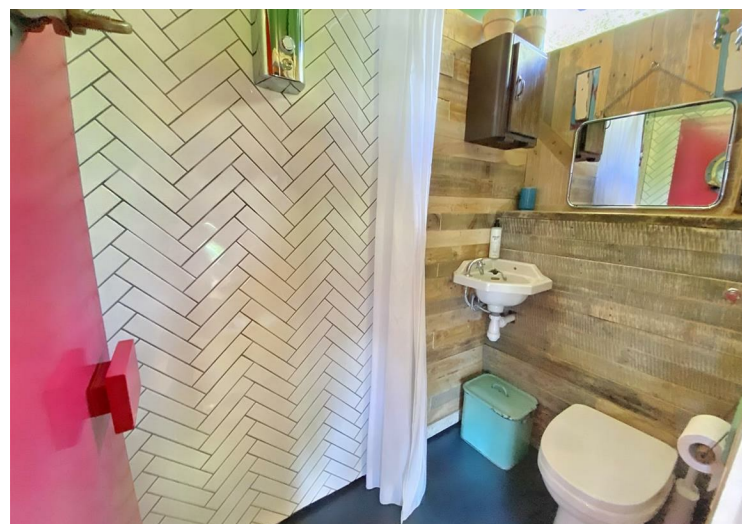


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The Agent that goes the Extra Mile





This beautiful holiday chalet is built of timber framed construction and has an abundance of rustic charm. Situated within Bier Wood in the highly desirable seaside village of Manorbier, the property would make an ideal retreat and holiday home. The accommodation of the chalet comprises of; living room with feature log burner and door opening up onto the patio area. The bench seating also adapts into two single beds, allowing the chalet to sleep up to six people. There is a fitted country kitchen with solid wood worktops and ceramic sink, with steps leading down into the dining area. The chalet also provides a walk in shower room, and two bedrooms including one double and the other is fitted with bunk beds.

Externally, there is a private gravelled driveway on approach to the property with parking. The chalet is set within mature maintained wooded grounds, with lovely views over looking the countryside to the rear. To the front of the property there is a lawned garden and an outside seating area. The rear of the property offers a sheltered decking area providing space for additional seating, where you can relax and enjoy the views.

Viewing is highly recommended to appreciate the setting of the property!

The seaside 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 village 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

Leaving the Tenby Office take the road out of town onto Marsh Road. Continuetto follow A4139 for approx 5.3 miles passing through Penally and Lydstep. Take a right hand turn onto Station Road just before the chapel, then take a left hand turn onto Bier Wood just after the school. The property is the first holiday chalet.

What/Three/Words:///drift.ramps.writers

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