



5 Manor Crescent, Manorbier, Tenby, SA70 7TL

£259,950



A well-loved family home in the heart of Manorbier village. The house has 3 double bedrooms, separate lounge and dining room, kitchen with ample storage, family shower room, plus a separate utility room to the rear offering extra space for white goods and storage.

The rear garden has a shed and greenhouse, mature shrubs, fish pond and paved patio, perfect for relaxing and outdoor dining. To the front, the large driveway offers parking for multiple vehicles.

With scenic coastal walks, a stunning sandy beach and medieval castle nearby, Manorbier is a popular location. The village hosts a variety of events throughout the year and offers a thriving local community. The local shop, post office, pub, and school are within walking distance, ensuring that daily amenities are conveniently close by.



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



Entrance Hall 6'4 x 12'5 (1.93m x 3.78m)

The uPVC front door opens to the entrance hall with space for coats and shoes. There's a wall-mounted electric heater, ceiling light fitting, wood-effect flooring and 2 double-glazed uPVC windows to the front and side of the property.

Living & Dining Room 12'10 x 13'2 & 11'11 x 8'6 (3.91m x 4.01m & 3.63m x 2.59m)

The open-plan living and dining space features double glazed window to the front and sliding glass doors to the rear conservatory. With ceiling light fittings and wall-mounted electric radiators throughout both rooms and a gas fireplace in the living room.

Conservatory 10'6 x 7'9 (3.20m x 2.36m)

Featuring uPVC double glazed windows overlooking the rear garden and uPVC door opening onto an external raised decking area, this additional room offers a great place to enjoy the sunshine.

Kitchen 12'10 x 8'8 (3.91m x 2.64m)

The kitchen features two uPVC double glazed windows to the side, ceiling spotlights and tiled flooring. The wooden wall and base units with wood worktop and tile splashback feature stainless steel sink with draining board and mixer tap. In the heart of the kitchen is a large freestanding New Home double oven with 4-ring gas hob and griddle with Hotpoint stainless steel extractor over.

Utility Room

Entered through the uPVC door to kitchen, this split-level utility has ample space for white goods and storage. At the top of the steps there is room, plumbing and electric for multiple white goods and a timber framed skylight offers natural light. At the bottom of the stairs the side door provides access to the rear garden. The storage room has undercounter space for further white goods with shelving above and 2 double-glazed obscure glass windows to the back and side of the property. There is also a separate WC on this level.

Bedroom One 12'9 x 11'11 (3.89m x 3.63m)

The large master bedroom features storage cupboard containing water tank, wall-mounted electric heater, double glazed uPVC window to rear and central ceiling light fitting.

Bedroom Two 10'11 x 10' (3.33m x 3.05m)

Bedroom 2 is another good-sized double bedroom with central ceiling light fitting, wall-mounted electric heater and double-glazed uPVC window to the rear.

Bedroom Three 12'5 x 9'11 (3.78m x 3.02m)

Bedroom 3 features central ceiling light fitting, wall-mounted electric heater and double-glazed uPVC window to the front.

Shower Room 30'10" x 22'7" (9.4 x 6.9)

This fully tiled shower room features large shower cubicle with electric shower, pedestal wash basin with wall-mounted mirror and shelf above, close coupled WC, electric heated towel rail, ceiling extractor fan and obscured double-glazed window to the side of the property.

Externally

To the front the large paved driveway offers space for multiple vehicles and a small gravelled garden. To the side, the paved driveway continues, providing space for a small shed or bin storage. The rear garden has a shed and greenhouse, mature shrubs, fish pond and paved patio perfect for relaxing and outdoor dining.

Please Note

The Pembrokeshire County Council Tax Band is C - approximately £1663.83 for 2024/25.

Situated in Pembrokeshire Coast National Park.

We are advised that mains electric, gas, water and drainage is connected to the property.

- Semi-Detached House
- 3 Double Bedrooms
- Large Kitchen
- Rear Garden with Decking and Paved Seating Area

- Popular Village Location
- Open-Plan Living/Dining Room
- Parking for Multiple Vehicles
- Short Walk to Shop, Pub & Beach

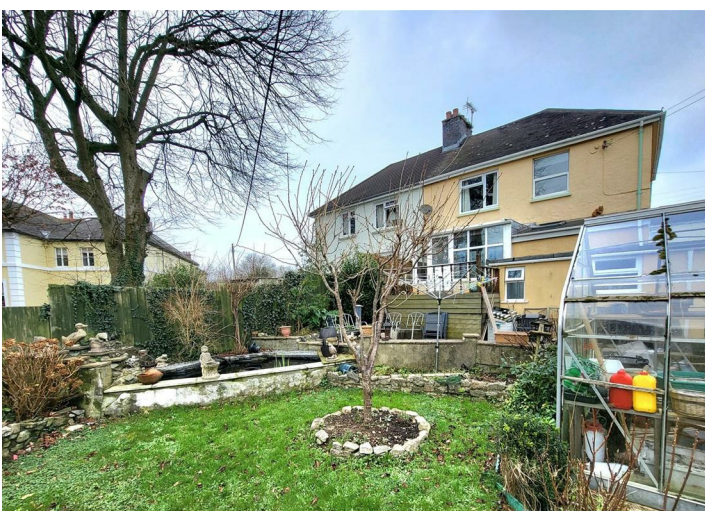
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Head out of Tenby towards Pembroke. Drive through the village of Lydstep, take the left turn signposted to Manorbier and follow the road towards the castle and beach. As you approach the centre of the village you will see the street sign for Manor Crescent on the right-hand sign. Take this turn and No.5 is at the end of the cul-de-sac.





Floor Plan

GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1090 sq.ft. (101.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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