



Coastland Holiday Park, Manorbier, Tenby, SA70 8QN

£50,000



A rare opportunity to acquire a delightful two bedroom chalet, situated in an established Holiday Park, surrounded by acres of mown grassland areas. The property is ideally situated in the heart of Pembrokeshire's most beautiful coastland countryside.

The chalet is within walking distance of the Pembrokeshire Coast Path and three beautiful beaches nearby, and also benefits from gas central heating, double glazing, and WIFI connection.

Within the holiday park there is a children's play ground, laundry facilities, communal parking and wonderful cross-country and coastal walks from the park gates, making it the perfect location from which to explore or simply relax.

- **Terraced Chalet**
- **Near to Beach**
- **On Site Parking**
- **Laundry Room**

- **Countryside Location**
- **2 Bedrooms**
- **Play Area**
- **Ideal Holiday Bolthole**

Open Plan Lounge/Kitchen/Diner 21'3" x 9'2" max (6.5 x 2.8 max)

Lounge/diner has uPVC double glazed window to the front, centre ceiling light point, central heating radiator and TV point.

Kitchen Area

Kitchen has uPVC double glazed window to the rear, centre ceiling light point, wall and floor mounted units, fully tiled walls, single stainless steel sink with mixer tap over, electric oven with four ring electric hob, under counter fridge and breakfast bar.

Bathroom 6'6" x 4'11" (2 x 1.5)

Bathroom has ceiling spotlights, uPVC double glazed obscure glass window to the rear, bath with shower over, pedestal wash hand basin and W.C.

There's a loft hatch above, providing access to the Worcester combi boiler.

Bedroom 1 9'2" x 9'2" (2.8 x 2.8)

Bedroom has uPVC double glazed window to the front, centre ceiling light point, central heating radiator and storage cupboard/wardrobe.

Bedroom 2 9'6" x 7'6" (2.9 x 2.3)

Bedroom has uPVC double glazed window the rear, centre ceiling light point, central heating radiator and storage cupboard/wardrobe.

Externally

Outside is a brick paved pathway which leads round in front of all the Chalets with a communal garden in the centre, laid to lawn with some mature plants and shrubs. On site is a children's play area with slides and climbing frames etc, a laundry room and communal parking area.

Please Note

The unit is owned privately, not by the park, and enquiries should come to our office.

The property is owned on a leasehold basis, with 99 year lease from 1979 (54 years remaining). 2024's service charge and ground rent is £828.63.

Holiday letting is allowed, but Coastland Holiday Park can be the sole letting agent i.e. not AirBnB etc.

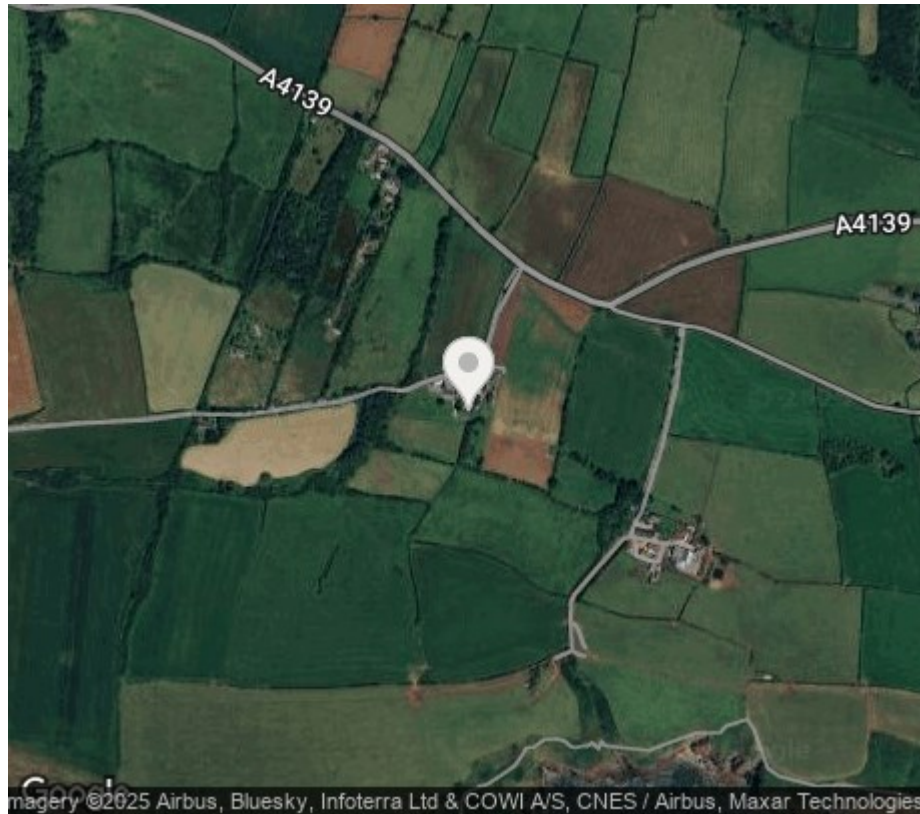
Residents and holiday guests are allowed enjoyment of the grounds.

Dogs are allowed with the freeholder's consent.

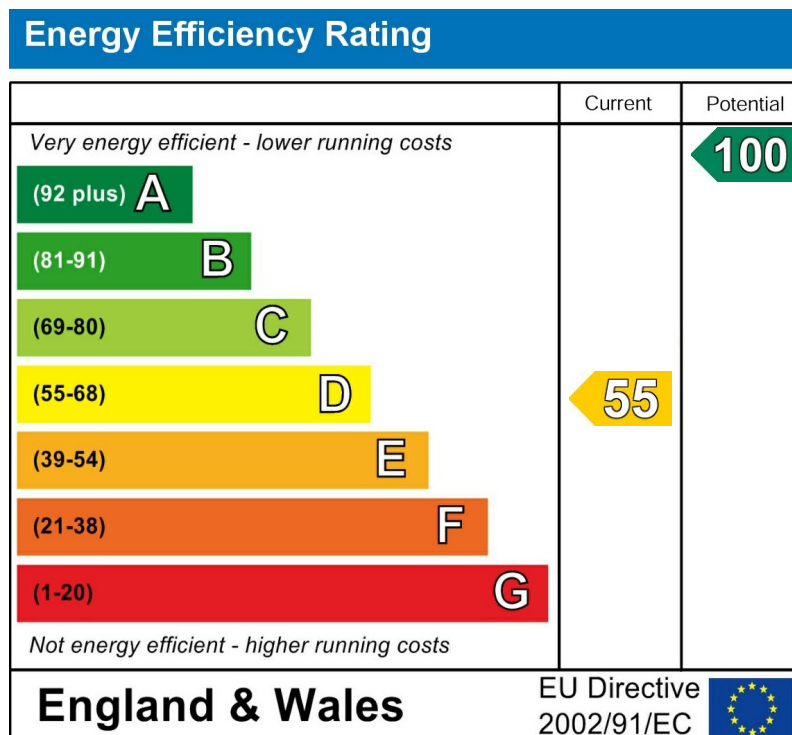
Letting season is from 1st March to 31st October.

Residents are allowed to use the chalet for one week each month outside of this period.

There is mains water, electric, gas and drainage connected to the property.



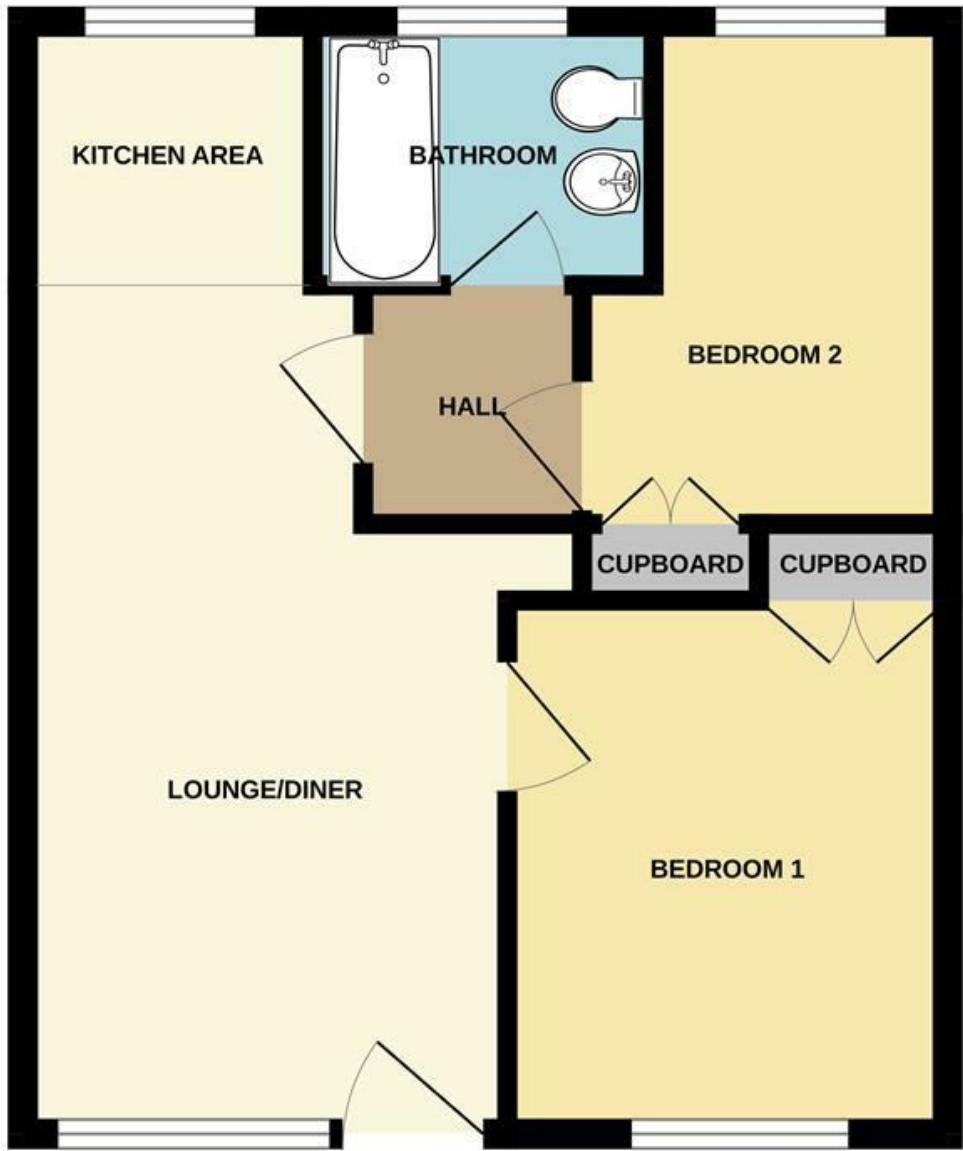
From Tenby, head through Jameston and exit the village staying on the A4139. Approximately 3/4 of a mile later just after the sharp right hand turn, turn left at the blue sign for the holiday park which will bring you up the lane to the site.







GROUND FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 387 sq.ft. (35.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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