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Beachcroft, Pound Hill
Manorbier
SA70 7SX

£450,000

Bungalow
Freehold



A rare opportunity to purchase a well-presented bungalow on a large plot, in the desirable village of Manorbier.

Beachcroft is an attractive property, with well-appointed rooms, stylish décor, and separate lounge, kitchen, and dining room to the front, with 3 bedrooms to the rear overlooking the spacious garden. Additionally, there is a separate utility room, family bathroom, and garden cabin.

The property is set back from the road with a large private driveway and front garden. The mature rear garden has a large lawned area, deck, established trees, and backs on to a stone wall, originally part of the castle estate. The property would make a fantastic family home and viewing is advised!



LOCK HOUSE C. 1750



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



- **Large Plot and Garden**
- **Well Presented**
- **Separate Kitchen, Dining Room & Lounge.**
- **Modern Finish**

- **3 Bedrooms**
- **Parking for Several Cars**
- **Good Sized Rooms**
- **Gas Central Heating**

Hallway

The front door opens into the entrance hall, opening into the kitchen on the left, and running through to the rear of the property via an additional door.

The hallway has a built-in airing cupboard and leads to all bedrooms and bathroom. There is a loft hatch above, and the combi boiler is housed in the attic.

Kitchen 11'5" x 9'6" (3.5 x 2.9)

The hall opens into the modern fitted kitchen which has LVT flooring, with a range of wall and base units. The built in electric oven has gas hob and extractor over, inset Belfast sink and integrated dishwasher. A large window looks out to the front garden.

The room opens into the Dining Room.

Dining Room 18'8" x 7'6" (5.7 x 2.3)

LVT flooring continues through to the spacious dining room. There is ample room for table and chairs, with French doors opening out to the front garden, with small window to the side. To the rear, there is access to the utility room and door opens to rear garden.

Lounge 16'8" x 12'9" (5.1 x 3.9)

The good-sized lounge has a large window the front, LVT flooring, and fireplace (gas flame fire) with painted marble hearth.

Bedroom One 15'8" x 9'2" (4.8 x 2.8)

Double bedroom with built in wardrobes, ensuite,

and window overlooking the rear garden. The ensuite has a WC and sink in vanity unit, with heated towel radiator.

Bedroom Two 13'5" x 10'2" (4.1 x 3.1)

A second spacious double bedroom with a window overlooking rear garden.

Bedroom Three 9'2" x 8'10" + entrance (2.8 x 2.7 + entrance)

The door opens into a vestibule, and steps down into a double bedroom with a window looking out to the garden.

Bathroom 8'6" x 5'6" (2.6 x 1.7)

Family bathroom with bath, mains shower over plus glass screen, WC, sink in vanity unit and heated towel radiator. There is an obscure window to the side of the property.

Utility 8'10" x 4'3" (2.7 x 1.3)

Dining room has opening to a recessed storage area, with door opening to the utility. The room has window to the side, space and plumbing for washing machine and tumble dryer, with worktop and storage above.

Externally

To the front of the house is a gravel driveway accessed via a wooden gate. The front garden has lawned area and mature trees, and access to the rear from both sides.

The large and private rear garden is mostly

lawned, with a raised decking area off the house, outdoor shower (with hot water) and a garden cabin. The end of the garden backs onto a feature stone wall and there are a variety of mature trees and plants.

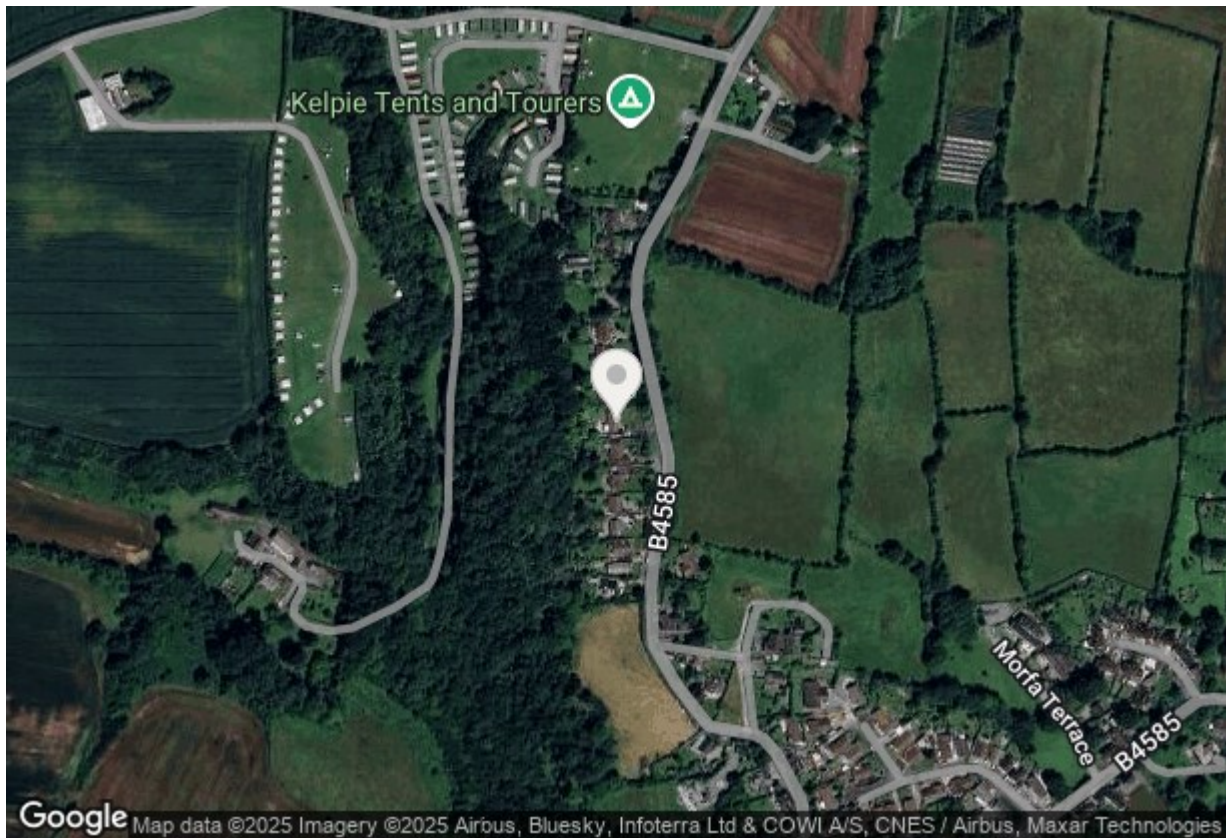
Cabin

The cabin offers a variety of potential uses e.g. office/hobby room,


Please Note

The Pembrokeshire County Council Tax Band is E - approximately £2,287.77 for 2024/25.

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

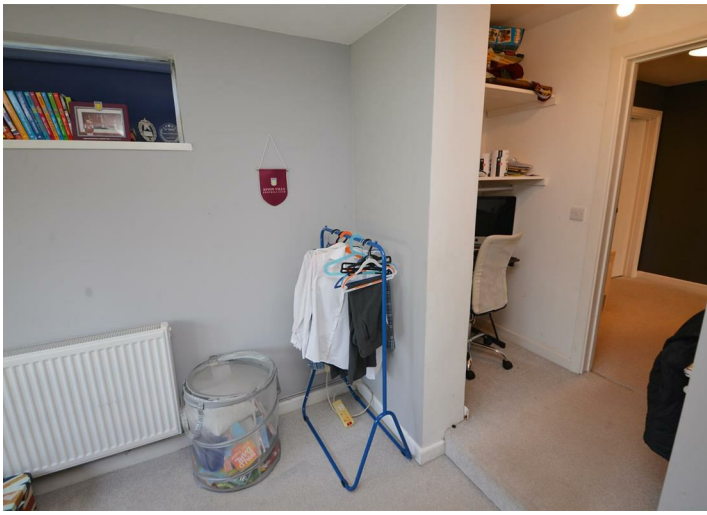


When travelling towards Jameston on the A4139, take the left turn signposted for Manorbier on the B4585. Follow 'Pound Hill' towards the village, and Beachcroft is one of the bungalows on the right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	











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