



Balandra, Pound Hill, Manorbier

PRICED REDUCED TO SELL O.I.R.O £475,000

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CHANDLER ROGERS
ESTATE AGENTS

Balandra, Pound Hill, Manorbier





The Property

A rare opportunity to purchase a spacious detached bungalow situated in the idyllic coastal village of Manorbier. The beautifully presented accommodation, which benefits from gas central heating and double glazing throughout, comprises Hall, Kitchen/Breakfast Room, Open Plan Lounge/Dining Room, Conservatory, Cloakroom, Family Bathroom, and Three Double Bedrooms, one of which has an En Suite Shower Room. The property is approached at the front over a gravel driveway which leads to an integral Garage. A pathway to the side of the house allows access to the very large mature rear garden which backs onto woods, mostly laid to lawn with established trees and shrubs. A paved patio off the conservatory offers a great place for barbecues and al fresco dining. Manorbier is a popular village with a beach, castle, shop and pub and is an ideal location for exploring the beautiful Pembrokeshire coastline and beauty spots.



Porch

Enter through slimline aluminium frame glazed door with sidelite into Porch. Door to Lounge/Dining Room.

Lounge/Dining Room

7.8m x 6.45m (25'7" x 21'2")

A very generous open plan living space. Very large windows to front and rear enjoying beautiful garden views. Glazed uPVC door with full height sidelite to Conservatory. Double sided log burning stove. Ample space



Conservatory

4.8m x 2.95m (15'9" x 9'8")

Glazed to all sides with full height windows. Two sets of French doors to one side and door to the other leading to the garden. Pitched glass roof. uPVC frame. Tiled floor.

Hallway

Large L shape Hallway. Doors to various rooms. Doors to built in closet. Space and connection for washing machine and tumble dryer with fitted worktop over. Tiled floor.

Kitchen/Breakfast Room

4.5m x 4.32m (14'9" x 14'2")

Double aspect with large window to front and two to side. Fitted with a range of wall and base units with matching worktop extending to splash backs and window sill. Inset 1.5 stainless steel sink with mixer tap over and drainer grooves. Quality integral appliances comprising 4 ring electric hob with extractor over, eye level oven



Cloakroom

Frosted window to side. Fitted with matching suite comprising WC and pedestal wash hand basin. Part tiled walls. Tiled floor.

Bedroom 1

4.75m x 3.73m (15'7" x 12'3")

Large window to rear enjoying peaceful garden views.

Bedroom 2

3.61m x 3.23m (11'10" x 10'7")

Large window to front. Doors to En Suite Shower Room and walk in closet.



En Suite Shower Room

Frosted window to front. Fitted with matching modern suite comprising WC, pedestal wash hand basin, and mains shower in glazed enclosure. Fully tiled walls and floor. Doors to built in cupboards.

Bedroom 3

3.61m x 3.02m (11'10" x 9'11")

Large window to rear enjoying tranquil garden views.

Family Bathroom

Frosted window to side. Fitted with matching modern suite comprising WC, pedestal wash hand basin, double ended deep bath tub and mains shower in separate glazed enclosure. Fully tiled walls and floor.





Externally

The property is approached over a gravelled driveway which provides ample off road parking for several vehicles and leads to the integral Garage. There are mature gardens to both front and rear, stocked with a plethora of vibrant flowering shrubs, plants and trees. The rear garden also has a pretty ornamental pond, and captivating garden sculptures and architectural planting add the final touches.

Garage

6.4m x 2.44m (21'0" x 8'0")

Side hung timber doors to the front. French doors and window to the rear. Power connected. The Garage has room to park a small car or is ideal for storage. (Please note; the driveway does not currently continue all the way to the garage door)

Property Information

We are advised the property is Freehold, with all

Directions

Leave Tenby on the A4319 and continue towards Lydstep. After passing through Lydstep take the second left turning signposted Manorbier (Pembroke Road) Follow the road down and Balandra will be found after a short distance on the right hand side.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		

