

**NEW PRICE**



## **29 Gray Avenue, Manorbier SA70 7TR**

**Offers in the region of £117,500**

**Popular Coastal Village  
2 Double Bedrooms  
Large Garden  
Ideal FTB/Invest  
Would Benefit From Improvement**

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**JB/KH/38865/210416**

**DESCRIPTION**

**\*\*\*REDUCED FOR QUICK SALE \*\*\*** A 2 bedroomed semi-detached house located on the edge of the popular coastal village of Manorbier. This property would benefit from work but has gas fired central heating and large garden providing an ideal family/first time buy/investment. Scope for substantial extension (STP). Manorbier has a sandy bay with its sky line dominated by Norman Castle and local facilities include a mini-market, P.O. Public House and school. The larger resort of Tenby is about 4 miles away and Pembroke approximately 6 miles to the West.

**ENTRANCE HALL**

Entered via timber glazed door, fitted carpet, radiator, ceiling light, carpeted stairs to first floor, understairs storage cupboard, doors to:

**LOUNGE**

14'11 x 12'2 max (4.55m x 3.71m max)  
Fitted carpet, radiator, ceiling light, timber fireplace ideal for electric fire, boxed window to the fore, opening leads through to:

**KITCHEN /DINER**

19' x 10' (5.79m x 3.05m)  
Dining Area - fitted carpet, radiator, ceiling

light, window overlooking rear garden, separate from the kitchen area by a breakfast bar.

Kitchen Area - range of wall and base units, 1½ bowl stainless steel sink unit, timber laminate flooring, strip light, window overlooking rear garden, plumbing for washing machine, space for fridge freezer, space for electric oven, door to:

**STORAGE AREA**

Large hand storage area, vinyl flooring, ceiling light, window to the fore, wall mounted gas boiler, further cupboard with radiator, door leading to the rear garden.

**UPPER LANDING**

Fitted carpet, ceiling light, access to loft space, double fitted cupboard, window to side, doors to:

**BEDROOM 1**

12' x 12' (3.66m x 3.66m)  
Fitted carpet, ceiling light, radiator, windows to the fore and side.

**BEDROOM 2**

11'2 x 10' (3.40m x 3.05m)  
Fitted carpet, ceiling light, radiator, window overlooking rear garden, built-in storage cupboard.

**BATHROOM**

7'5 x 5'7 (2.26m x 1.70m)  
Vinyl flooring, radiator, ceiling light, suite

comprising panel bath, low level WC, pedestal wash hand basin, tiled walls, obscure window to rear, window to side.

**EXTERNALLY**

To the front of the property is a pathway with level lawned areas to both sides, gated side access leads to the rear of the property where there is a large level enclosed lawn with fencing to all sides and small patio area.

**SERVICES**

We have assumed mains services are connected to the property.

**VIEWING**

By appointment with the selling Agents on 01834 842 859 or e-mail [tenby@johnfrancis.co.uk](mailto:tenby@johnfrancis.co.uk)

**OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

**TENURE**

We are advised that the property is Freehold

**GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## DIRECTIONS

From Tenby, take the coast road towards Manorbier turning left in towards the village. Follow the road around to the right and the entrance to Gray Avenue will be found on your left. Turn into the development and Number 7 can be located on your left-hand side identified by our John Francis For Sale Board

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
A (92-100)			A (92-100)
B (81-91)			B (81-91)
C (69-80)			C (69-80)
D (55-68)			D (55-68)
E (39-54)			E (39-54)
F (27-38)			F (27-38)
G (1-26)			G (1-26)
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

**John.  
Francis**