



VIEWING: By appointment only via the Agents.  
TENURE: We are advised Leasehold property 76 years from 29/09/2002. Service charges and ground rent £173.00 a month for 2022  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band N/A

IRK/ESL/06/22/OK/ESL

We would respectfully ask you to call our office before you view this property internally or externally

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS  
EMAIL: [pembroke@westwalesproperties.co.uk](mailto:pembroke@westwalesproperties.co.uk)

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## 12a Coastlands, Manorbier, Tenby, Pembrokeshire, SA70 8QN

- Holiday Home
- Communal Gardens
- Communal Car Park
- Modern Kitchen
- 1.5 Miles to Freshwater East Beach
- Leasehold Property
- On-Site Playground And Laundrette
- Two Bedrooms
- 7.5 Miles to Tenby
- EPC EXEMPT

**Offers In Excess Of £50,000**



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**The Agent that goes the Extra Mile**







An opportunity to purchase a well presented leasehold holiday home, located in a popular area between Teny and Pembroke. The layout of the property briefly comprises an open plan Living/Kitchen area with a modern kitchen, Two Bedrooms and Bathroom. The property is currently used as a holiday let offering accommodation to sleep four people. Externally the property sits within well presented communal grounds which are mostly laid to lawn with a playground, communal park park and laundrette.

For further details on the park, please visit: <https://www.coastlandholidaypark.com>.

Manorbier was once famously described as "the pleasantest place in Wales". Having a picturesque beach and a beautiful medieval castle it would be difficult to argue with Giraldus Cambrensis, archdeacon of Brecon and the renowned chronicler of his times, especially as "Gerald" was born in Manorbier (in 1146) and was the most famous Welsh travel writer for a thousand years!

The castle is by far one of Manorbier's most appealing and fascinating attractions. A 12th century medieval building, it perches on the hill top overlooking the bay. Such is its magnificence that it will make you feel as though you have been taken back to the 12th century yourself.

### Living Room/Kitchen Area

21'5" x 9'4" (6.55 x 2.87 )

### Bedroom One

9'4" x 9'3" (2.87 x 2.82 )

### Bedroom Two

7'6" x 11'10" (2.29 x 3.63)



### DIRECTIONS

From our Pembroke Office follow the road through Main street, at the mini roundabout take the 2nd exit A4139, between Hogeston and Jameston there will be sign for Coastlands, turn right and the property will be found on the left hand side.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.