

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Madzi Snappy 360.

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

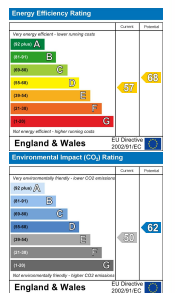


**Ael-Y-Don, Llanteg, Narberth, Pembrokeshire, SA67 8PU**

- Detached House With Annex
- Four/Five Bedroom House
- Further Development Potential (08/0724/pa)
- Mature Garden
- Air Source Heat Pump And Solar Panels
- Ideal Multi-Generation Property
- Two Bedroom Annex
- Village Location
- Ample Driveway Parking
- EPC Rating: tbc

Offers Over £790,000

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**The Agent that goes the Extra Mile**



Ael Y Don is a substantial detached family residence set within approximately 0.7 acres of mature grounds. Located in the popular village setting of Llanteg, there are lovely country walks right on your doorstep. The property offers extensive and highly versatile accommodation; together with a self-contained two-bedroom annexe, ideal for multi-generational living. With the added benefit of planning permission to extend the main house, along with a detached double garage. Viewing is highly recommended!

The main residence provides generous and well-balanced living space ideally suited to modern family life. The ground floor accommodation comprises; three reception rooms, offering flexibility for formal entertaining, relaxed family living or home working. A fitted kitchen is supported by a separate utility room, creating a practical and functional layout for everyday use. The first floor provides; the master en-suite, a family bathroom and three further double bedrooms.

A particularly attractive feature of the property is the well-appointed two-bedroom annexe, which benefits from its own independent access while also being accessible internally from the main house if required. This flexible arrangement makes the annexe ideal for multi-generational living, guest accommodation or potential income use. The annexe comprises two bedrooms served by a Jack and Jill en-suite shower room, a living/dining room that flows through into a conservatory, and a further utility room, providing excellent self-contained facilities.

Set within a generous plot extending to approximately 0.7 acres, the property enjoys ample outdoor space with scope for gardens, entertaining areas and further landscaping. The presence of planning permission to extend the main house adds significant appeal, offering buyers the opportunity to further enhance and tailor the property to their individual needs.

Planning Application Reference No. 08/0724/pa

Llanteg is situated just outside the National Park, but within walking distance of the stunning Pembrokeshire coastline near Amroth, and only a short drive to the seaside resorts of Tenby and Saundersfoot with their sandy beaches and picturesque harbours. The village accommodates a village hall, and petrol station with convenience store.



**DIRECTIONS**

Leaving the Tenby office follow the road towards New Hedges, going through Wooden and Pentlepoir. At the roundabout take the 3rd exit on to the A477. Continue along this road towards Llanteg, as you enter the 40mph zone just before the petrol station turn right. At the junction turn right, and follow the road. The property will be on your right hand side.  
What/Three/Words://suspend.blasted.apart

**GENERAL INFORMATION**

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'G'  
HEATING: Air Source Heat Pump  
SOLAR PANELS

ref: LLT/ LLE / MAR/ 26  
TAKEONOK/16/03/26/LLE

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**LOCATION AERIAL VIEW**

