

Floorplan

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. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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: Oil

ref: ADD/LE /FEB/ 25  
TAKEONOK27/02/25

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

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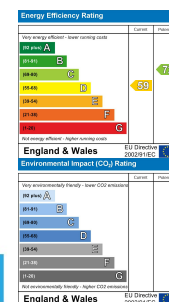


## Langleybury Llanteg, Narberth, SA67 8PU

- Detached Bungalow
- Ideal Family Home
- Three Bedrooms
- Driveway Parking With Garage
- Oil Central Heating
- Set Within Approx 0.4 Acres
- Master With En-Suite
- Utility Room
- Countryside Views
- EPC Rating: D

**£425,000**

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**The Agent that goes the Extra Mile**







Located in the semi-rural village of Llanteg, Narberth, this well presented detached bungalow would make a brilliant family home. Built in 1990, the property offers a sense of space throughout, and boasts gorgeous views over the surrounding countryside. Conveniently located, the coastal resorts of Amroth, Saundersfoot and Tenby are also just a short drive away. Viewing is highly recommended to appreciate all the potential the property has to offer!

Upon entering the property, you are greeted by the entrance porch and hallway, which also provides integral access into the garage. The inviting open plan kitchen/diner would make a great space for entertaining all your friends and family, and has patio doors opening out into the garden. The living room also provides a welcoming atmosphere, and is ideal for family gatherings or quiet evenings in. Further accommodation includes a utility room, family bathroom, master bedroom with en-suite shower room, and two further double bedrooms. In need of slight modernisation, the property offers endless potential.

Externally, the property offers ample driveway parking and a garage, which is ideal for storage. The property is set within approx 0.4 acres of mature gardens, which also boasts those lovely countryside views to the rear. There is also a patio area that provides space for outside seating, ideal for dining al fresco during this summer months.

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:///ranged.leaflet.remarried

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