



Ashdale, Llanteg, SA67 8QA

**Offers In The Region Of £329,950**

A charming detached 4 double bedroom house with generous living space and lots of character to include exposed stone walls, beams and fireplace with wood burning stove. The property is situated in the small village of Llanteg, approximately 6 miles south from Narberth town and less than 3 miles from the coast with beautiful beaches close by at Amroth, Marros and Wisemans Bridge. The house sits within a large plot with good size rear garden and off road parking space. In our opinion this would make an excellent home and internal viewing is highly recommended.



### Situation

The property is situated in the small village of Llanteg which has a convenient local shop with petrol station. It is found roughly half way between Amroth and Pendine along the South coast of Pembrokeshire, with both villages boasting beautiful sandy beaches. The A477 passes through Llanteg and provides excellent road access on to Carmarthen, Kilgetty and Pembroke. This is a lovely part of the county and is well situated for reaching the coast and mentioned towns.

### Accommodation

Front door within open Porch leads to:

### Entrance

With first set of stairs rising to first floor. Openings lead through to:

### Sitting Room



Exposed stone walls, fireplace housing a wood burning stove, double glazed windows to front and side, exposed beam ceiling, radiator.

### Kitchen



Fitted with a range of wall and base storage units, worktops

over, 1 and a half bowl sink, electric oven, 4 ring electric hob, Rayburn set within tiled surround, exposed stone walls, double glazed windows to front and rear, exposed beam ceiling, radiator. Door opens to:

### Lounge / Diner



With second set of stairs rising to first floor, part exposed stone walls, double glazed windows and external French doors to rear garden, radiators, door to:

## Bathroom



Comprising a corner bath with shower over, wash hand basin set in vanity storage unit, W.C, tiled floor, part tiled walls, radiator, double glazed windows, part exposed stone wall, door to:

### Utility

With fitted storage cupboards, worktop, tiled floor, double glazed windows, part exposed stone wall and housing a Worcester oil fired boiler.

### First Floor Landing 1

Accessed via the first set of stairs. With Velux roof window, part exposed stone wall, doors open to:

### Wash Closet

With a W.C and wash hand basin.

## Bedroom 1



Exposed stone walls, exposed beam ceiling, double glazed windows, radiator.

## Bedroom 2



Exposed stone walls, double glazed window to front, Velux roof window, exposed ceiling beams, radiator.

### First Floor Landing 2

Exposed stone wall, doors open to:

## Bedroom 3



Double glazed windows to rear and side, radiator.



## Bedroom 4



Double glazed window, radiator, door to:

### En-Suite

Comprising a shower cubical, pedestal wash hand basin, W.C, radiator.

### Externally



To the front of the property is a small level enclosed garden area and side off road car parking driveway. At the rear there is a good size garden laid mainly to lawn.

### Services

We understand mains water and electric are connected. Private drainage and oil fired central heating.

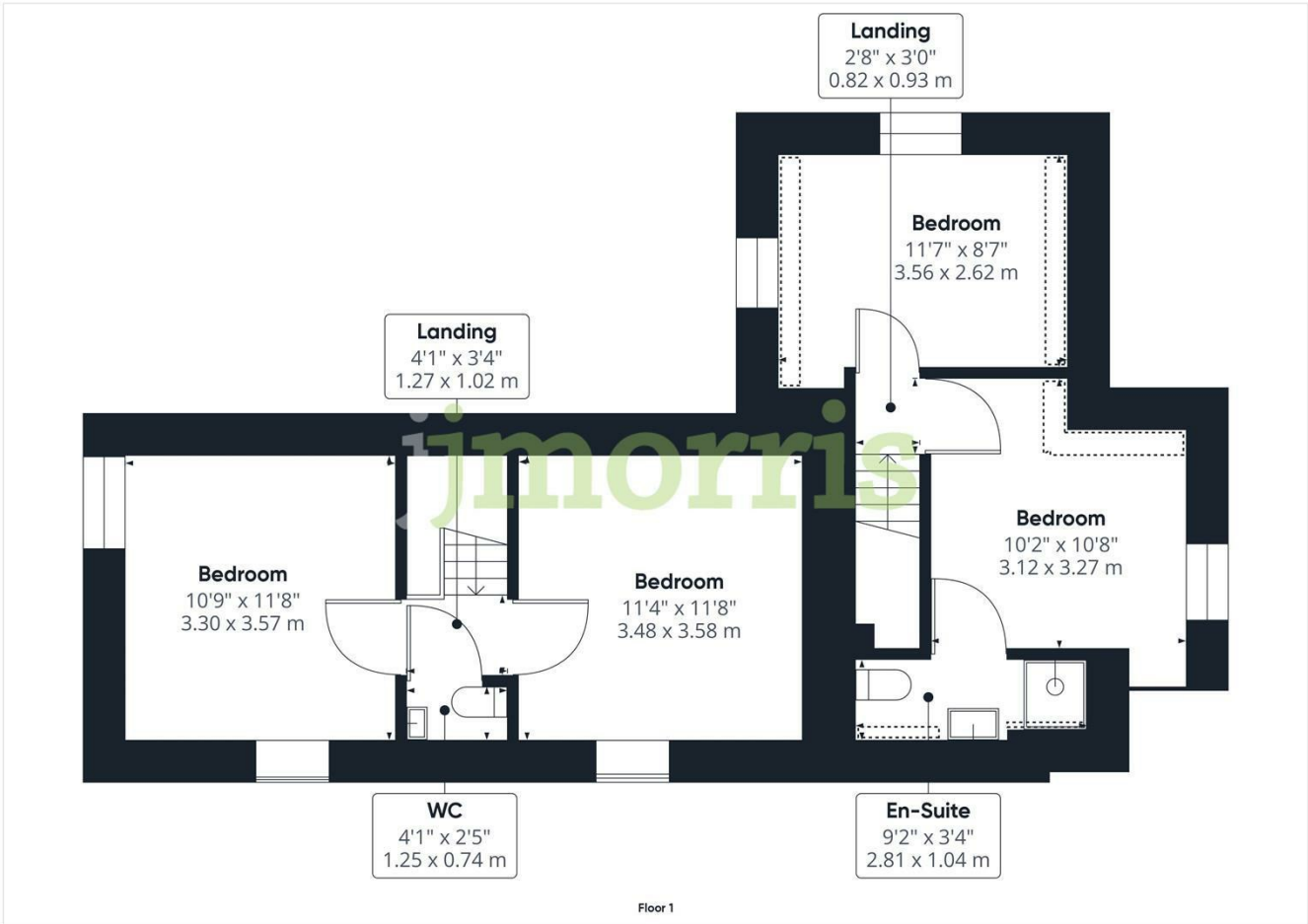
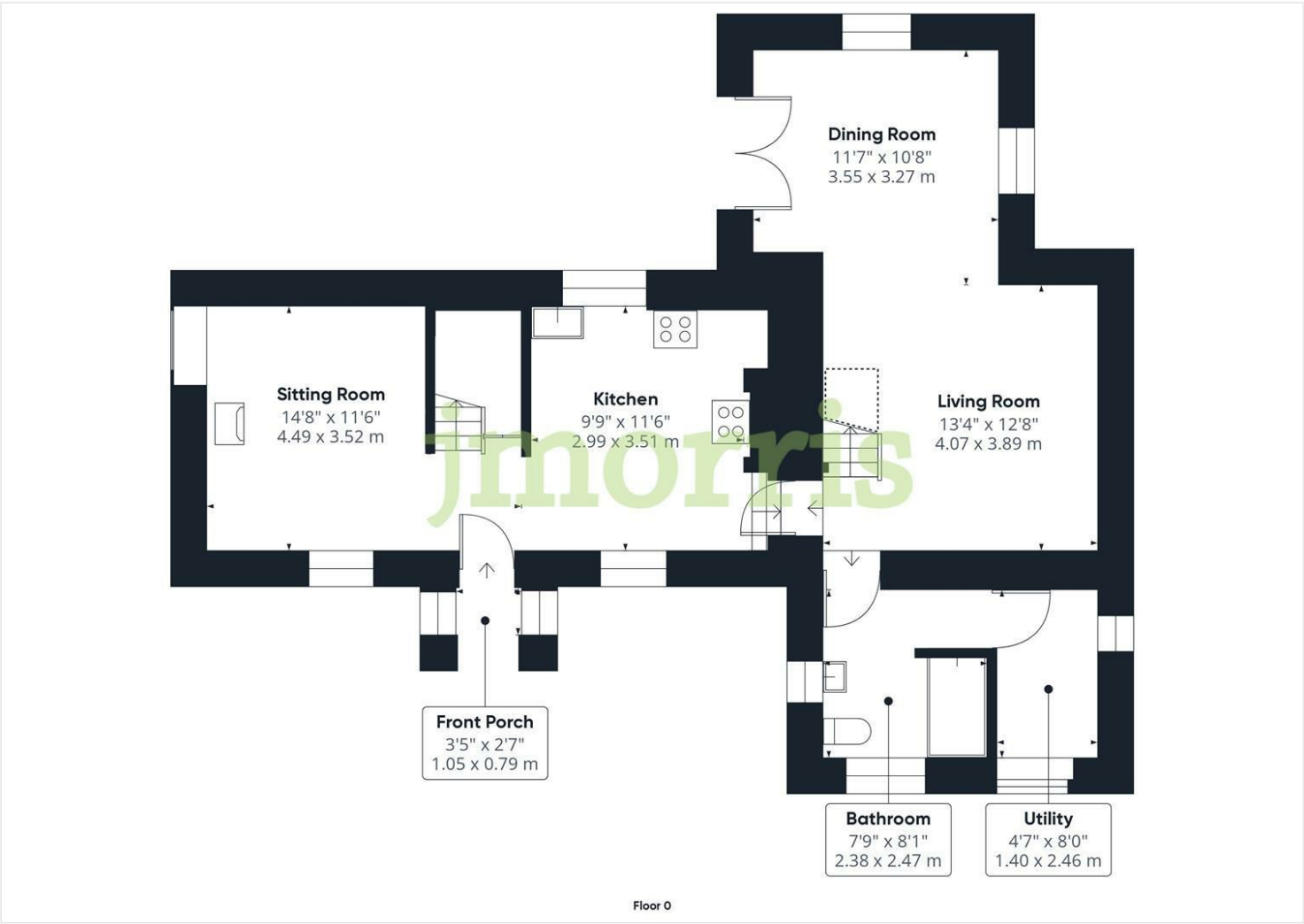
### Tenure

Freehold

### Directions

What3words: ///butter.future.differ

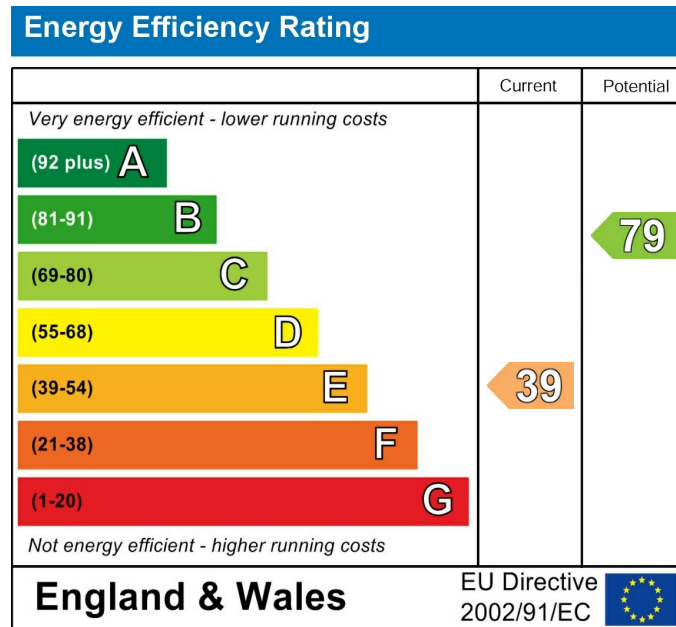
Floor Plan



## Area Map



## Energy Efficiency Graph



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