



All enquiries Ref: Thomas Mason  
Llanion Lodge, 26 London Road



Wellington House, 2 Arthur Street

- Substantial freehold title comprising two buildings currently utilised as hotels/guesthouses
- Potential to develop/convert to provide multiple residential units (STPP)
- Full vacant possession

**Location:**

The property is situated on London Road at its junction with Arthur Street. Public transport links are well provided with Pembroke Dock Railway Station within close proximity to the south west, together with a network of local bus services serving the surrounding vicinity. Shopping amenities can be found locally with a range of shops, bars and restaurants located in Pembroke Dock.

**Description/Accommodation:**

Substantial freehold title comprising two buildings currently utilised as hotels/guesthouses

**Building 1 (known as Llanion Lodge, 26 London Road):**

Second floor: Two bedrooms with en-suite bathrooms  
 First floor: Four bedrooms with en-suite bathrooms  
 Ground floor: One bedroom, reception room, kitchen, laundry room  
 Lower ground floor: Two bedrooms, communal bathroom  
 Outside: Rear parking area for multiple cars

**Building 2 (known as Wellington House, 2 Arthur Street):**

First floor: Two bedrooms with en-suite bathrooms, access to loft space  
 Ground floor: Two bedrooms with en-suite bathrooms, through reception room/kitchen  
 Outside: Rear garden



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**Potential:**

Prospective purchasers may wish to consider the potential for residential development/conversion to provide multiple self-contained flats, subject to the necessary planning permissions and consents. Purchasers must rely upon their own enquiries in this respect.

**Note:**

The plans and floor plans provided are indicative only and must not be relied upon as accurate. Prospective purchasers are deemed to rely upon their own enquiries, inspections, and due diligence in this regard.

**To view:**

Strictly by arrangement with the auctioneers. Please see important advice for viewers on page 19 of this catalogue.



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