



Wisteria Cottage, 1 Kilgetty Lane, Stepside

Offers In Region Of £375,000

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THE PROPERTY

Chandler Rogers are very excited to introduce this charming and beautiful semi detached home which has been tastefully renovated over the last few years to provide the perfect family hideaway in a lovely village location close to the coast.

The original 2 bedroom cottage built of thick stone walls has been extended to create a fantastic 3/4 bedroom well appointed accommodation. The pièce de résistance of the home is absolutely the bright and spacious kitchen/breakfast space which opens up onto the sunny garden decking. Just gorgeous! In addition, the property offers a large cosy Lounge/Diner with log burner, study/4th bedroom, a bathroom, shower room and Ensuite.

Externally, the property offers a good sized sunny garden to the fore mainly laid to lawn, a large decking area with a beautiful overhanging magnolia tree, a balcony accessed from the master bedroom, along with a gravelled drive offering parking for multiple vehicles and a single garage.



Stepaside is situated just moments away from the stunning Pembrokeshire coast, it's location ensures easy access to sandy beaches and scenic walks to stunning coastlines of Wisemans Bridge and Amroth. Don't miss the opportunity to make this charming property your new stunning family home or investment opportunity.



STUDY/BEDROOM 4

4.4m x 2.77m (14'5" x 9'1")

Window to the side and rear, laminate flooring.

LOUNGE/DINER

7.63m x 3.67m (25'0" x 12'0")

Spacious but remaining cosy, the lounge/diner is the perfect place to relax in front of the TV with a glass of wine in the evening, alternatively a generous space to dine with family and friends. Two windows to the rear providing ample light in the daytime, the room houses a large log burner, stone hearth and slate mantle and wood laminate flooring. A built in cupboard occupying a wall mounted Worcester combi boiler. Steps offer access into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

8.66m x 2.54m (28'4" x 8'4")

The heart of the home! This beautiful bright and modern country style kitchen/breakfast room opens up to the sunny decking and garden



floors, offering a good space for a dining table or additional seating area.

FIRST FLOOR LANDING

Two window to the fore, access to various rooms

MASTER BEDROOM

4.4m x 3.49m (14'5" x 11'5")

The master bedroom benefits from access to a sunny balcony. Accessed through double glass paned Upvc doors it is perfect for taking in the morning sunshine over a coffee and croissant. Additional window to side, double built in wardrobe with sliding wood doors and access to Ensuite.

ENSUITE

2.78m x 1.98m (9'1" x 6'5")

Frosted window to the fore. Fully glazed mains connected shower. Modern vanity unit sink and matching WC and heated towel rail. Fully tiled floors and walls in a contemporary design.



BEDROOM 2

3.71m x 3.22m (12'2" x 10'6")

Windows to fore and rear or property.

BATHROOM

2.56m x 1.44m (8'4" x 4'8")

Window to rear, bath with mixer shower over, wash hand basin, WC, heated towel rail, fully tiled walls and floors.

BEDROOM 3

3.39m x 2.57m (11'1" x 8'5")

Window to rear of property.





EXTERNALLY

The property benefits from a sunny garden all day long, so soak up every minute of those bright mornings and long, light evenings! Offering privacy from neighbours, a stunning mature magnolia tree, this is your space for peace and

Whether green fingered, a keen entertainer or just looking to take in the rays on the sun-lounger, this mainly laid to lawn blank canvas garden is sure to give you some inspiration. It benefits from a large decking area providing access directly to the bright and airy kitchen, a gravelled drive for parking for multiple vehicles and a single garage.

PROPERTY INFORMATION

We are advised the property is Freehold with mains water and electric connected. LPG Gas.

Council Tax Band D.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		

