



Hillberry, Kilgetty Lane, Stepside, SA67 8JL

**Offers In The Region Of £485,000**

A beautifully presented detached 5 bedroom 3 bathroom dormer bungalow with a simply stunning colourful garden, situated off a leafy green country lane in the sought after coastal village of Stepside, South Pembrokeshire. The accommodation is bright and spacious with a versatile amount of bedrooms on both the ground and first floors, meaning some could be utilised as work/hobby rooms or the layout might suit a buyer needing extra space for a live at home relative/occupant. There is also an adjoining building which has fantastic scope for creating an annex (subject to any necessary consents) or as it stands provides a great space for hobbies and interests such as an art or music studio etc. There is ample off road car parking space and the surrounding gardens with numerous seating areas are a joy to be seen. Viewing is essential to fully appreciate this fabulous home.



### Situation

The property is situated within the near coastal village settlement of Stepside. Approximately 1 mile from the larger village of Kilgetty which has a train station, Co-Op supermarket, post office and collection of independent shops. The town of Narberth is roughly 6 miles distant and offers a range of shops and services. The beach at Wisemans Bridge is only 1.5 miles distant, whilst Amroth and Saundersfoot beaches are approximately 3 miles distant.

### Accommodation

Decorative coloured glass front door with side screen opens into:

### Entrance Hall

L-shaped with wood laminate flooring, radiator, doors to:

### Lounge



Dual aspect double glazed windows to front and side, fireplace housing a woodburning stove, radiator.

### Kitchen / Diner



Fitted with a range of wall and base storage units with granite worksurfaces over, island unit with matching worktop and built in microwave oven and storage cupboards, range cooker with extractor canopy over, tiled



splash backs, sink unit, double glazed external French doors to side terrace, double glazed window to rear garden, space for dining table and chairs, radiators, stairs rise up to first floor, wood laminate flooring double glazed French doors open to:

### Conservatory



Double glazed windows around, external double glazed French doors and pedestrian door, radiators, wood laminate flooring.

### Bedroom 5 / Study



Double glazed window to front, radiator, wood laminate flooring.

### Bedroom 4



Double glazed window to side, wood laminate flooring, radiator.

### Bedroom 3



Double glazed window to rear, radiator, wood laminate flooring.

### Shower Room



Comprising a shower enclosure, W.C, pedestal wash hand basin, part tiled walls, fronted double glazed window to rear, wood laminate flooring, radiator.

### First Floor Landing



A spacious landing with room for a desk or book shelves etc, spindle balustrade, Velux roof window, doors to:

### Bedroom 2



Double glazed window to side, radiator, door to:



## En-Suite



Comprising a W.C, shower enclosure, pedestal wash hand basin, heated towel radiator, Velux roof window.

## Bedroom 1



## Family Bathroom



Comprising a roll top freestanding bath with mixer shower tap over, W.C, shower enclosure, pedestal wash hand basin, heated towel radiators, Velux roof window.



2 x Velux roof windows, radiator, access to eaves storage space, walk-in wardrobe with hanging space and shelving.



## External Adjoining Studio/Hobby Room



Double glazed windows to front and side, external pedestrian door to front, cupboard housing an oil fired boiler serving the domestic hot water and central heating, built in storage cupboards, wood laminate flooring, door to:

## Utility

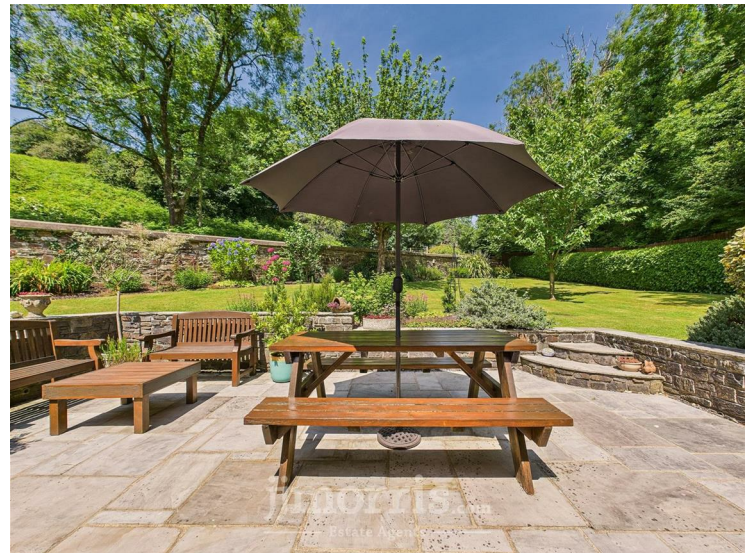


Fitted wall and base storage cupboards with work surface over, one and a half bowl single drainer sink, plumbing for washing machine, space for further white goods, double glazed window to side, wood laminate flooring, passageway with built in storage cupboards, external door to covered patio, door to:

## Cloak Room

W.C, frosted double glazed window to rear, wood laminate flooring.

## Gardens & Grounds











clipped hedging and a variety of plants. There is a front and side sun deck/seating area plus a large rear stone walled patio and covered decked seating area, enjoying views into the impressive grounds. There is also a useful work shed and access to further storage underneath the property itself.

### Directions

From Narberth, proceed south on the A478 passing through Templeton and Begelly. Come to the Kilgetty roundabout and travel straight over to the next roundabout. Turn left and join the A477. Take the first right hand turn for Stepside and proceed into the village. Take the left hand turning onto Kilgetty Lane (signposted for Pleasant Valley). Proceed up this road, ignore the left turning to Wisemans Bridge, and the property is found at the top on the left hand side, as identified by our JjMorris for sale sign.

### Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax Band: F

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///shock.limelight.walnuts

### Broadband Availability.

According to the Ofcom website, this property has superfast broadband available, with speeds up to Standard 8mbps upload and 49mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data - 82%

Three Voice & Data - 73%

O2 Voice & Data - 64%

Vodafone Voice & Data - 78%



The property is accessed via a private entrance which leads onto a large hardstanding driveway providing ample parking and turning space. There are stunning well kept mature and colourful gardens surrounding the property with manicured lawns, ornamental shrubs and trees,



Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Anti Money Laundering and Ability To Purchase**

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.







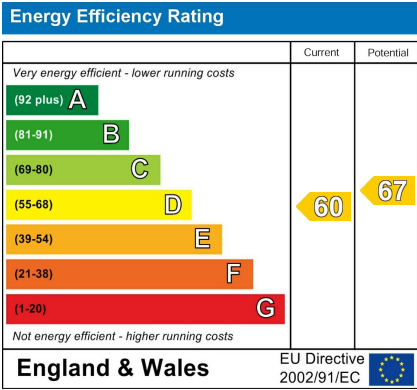
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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