



**Dobbin Walls, Kilgetty Lane, Stepaside, SA67 8JL**  
**Offers In The Region Of £429,950**

An incredibly charming detached cottage, set on a large mature garden plot and enjoying a lovely quiet position, within the popular coastal village of Stepaside. The property has delightful features and well-presented accommodation with lots of character, providing 3 double bedrooms, a study, a good sized kitchen with traditional Rayburn and 2 reception rooms with fireplaces. There is a private driveway allowing ample off road parking, a garage, a small stone outbuilding and beautiful well-kept gardens amounting to a third of an acre in size. Viewing is essential to appreciate everything this splendid property offers.

## Situation

The property is situated within the near coastal village settlement of Stepaside. 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

Double glazed front door opens to:

### Entrance Hall



Quarry tiled floor, radiator, stairs rise to first floor, panelled doors open to:

### Lounge



Fireplace housing a wood burning stove set on a quarry tiled hearth with exposed stone mantel over (stove needs repair), exposed ceiling beams, 2 windows to rear and a double glazed window to front, wood laminate flooring, radiator.

### Dining Room





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Space for table and chairs to sit 8 people, fireplace with wood burning stove set on a quarry tiled hearth (stove needs repair), exposed ceiling beams, wood laminate floor, radiator, door to:

#### Kitchen



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Fitted with a range of mainly base storage units with worktops over, pantry cupboard, one and a half bowl sink with drainer, integrated dish washer, electric double oven, 4 ring electric hob, space for white goods, solid fuel fired Rayburn serving the domestic hot water and central heating, tiled floor, leaded window and external door to courtyard, door to:

#### Utility



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Fitted wall and base units, worktops, plumbing for washing machine, Velux roof window.



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### First Floor Landing



### Bedroom 2



Balustrade, access to loft space, doors to:

### Bedroom 1



Double glazed windows to front and side enjoying lovely views, pine floor boards, radiator, wardrobe recess.

### Bedroom 3



Double glazed window to front with lovely views, window to side, radiator, access to loft.



### Bathroom



Further double bedroom with double glazed window to rear, radiator, airing cupboard.

### Study



Double glazed window to front with lovely views, radiator.

Comprising a bath with shower over, pedestal wash hand basin, W.C, part tiled walls, heated towel radiator, double glazed window to rear.

### Externally



The property is accessed by its own private driveway which leads to the front of the cottage. Extensive gardens are found all around the property but mainly to the sides and

front, being laid mainly to lawn, with a wide variety of ornamental trees, shrubs and plants. Patio seating areas to the front and off the kitchen where there is an enclosed walled patio with access to the garage. These grounds and gardens are well kept and benefit from a south facing aspect. Within the grounds are also:

### Garage



### Stone Outbuilding



Accessed via a shared lane at the back of the property. With a hard standing driveway area at the front for further parking space. Double doors access the garage which has power and lighting connected. Pedestrian door leads back to the enclosed patio off the kitchen.

Used as a garden/tool shed but with scope for something more, such as a home office/studio etc (subject to planning requirements if needed).

### 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 off for Stepaside 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 near the top on the left hand side, just before the open speed signs.

### Utilities & Services

Heating Source: Solid fuel central heating.

Services:

Electric: Mains

Gas: N/A

Water: Mains

Drainage: Private

Tenure: Freehold and available with vacant possession upon completion.

Local Authority: Pembrokeshire County Council

Council Tax: Band E

What Three Words: //vague.fleet.computers

### **Broadband Availability**

According to the Ofcom website, this property has superfast broadband available, with speeds up to 9 mbps upload and 53 mbps 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 - Likely & Data - Likely

Three Voice - None & Data - None

O2 Voice - Likely & Data - Likely

Vodafone. Voice - Likely & Data - Likely

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.

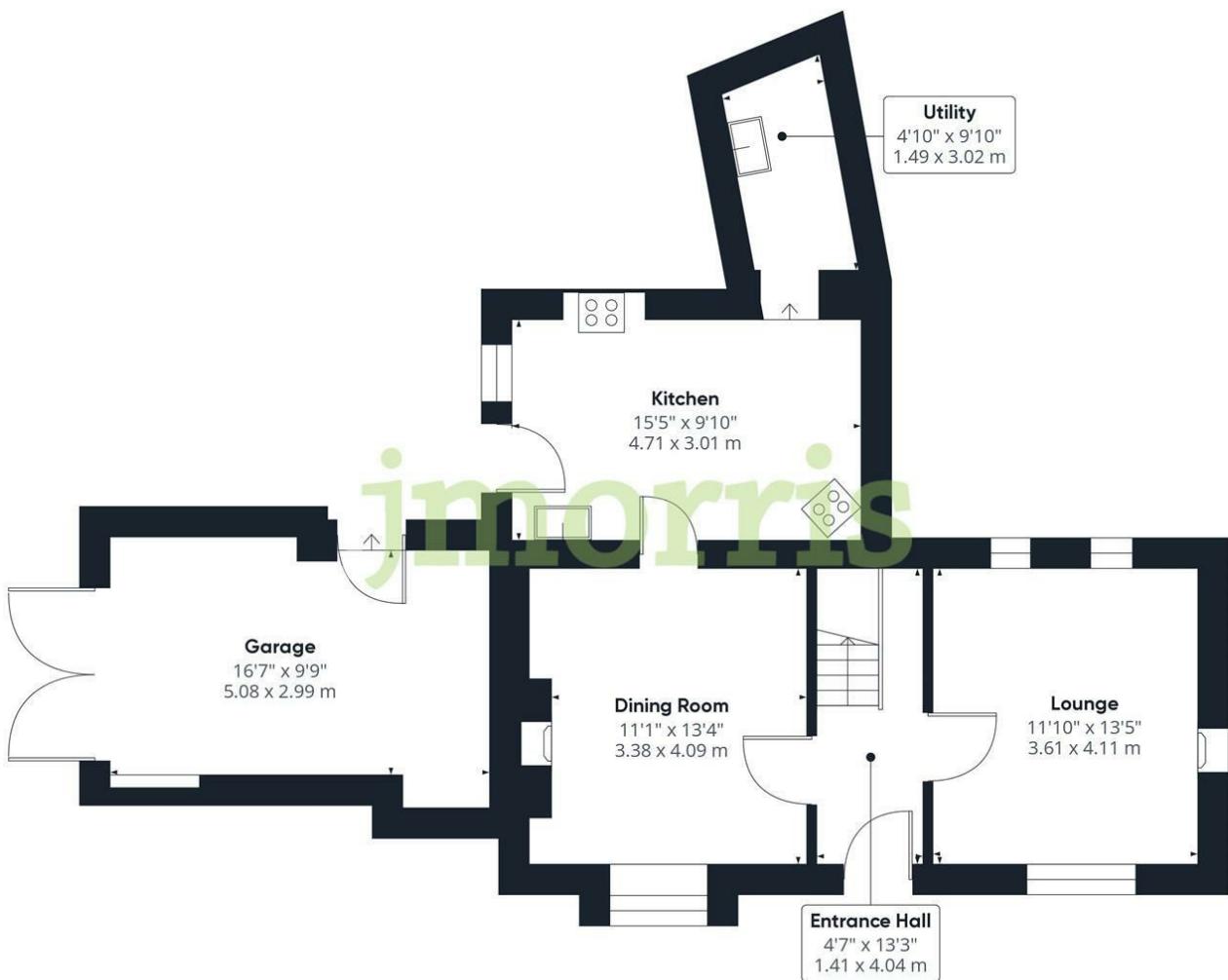
### **Anti Money Laundering & Ability To Purchase**

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.

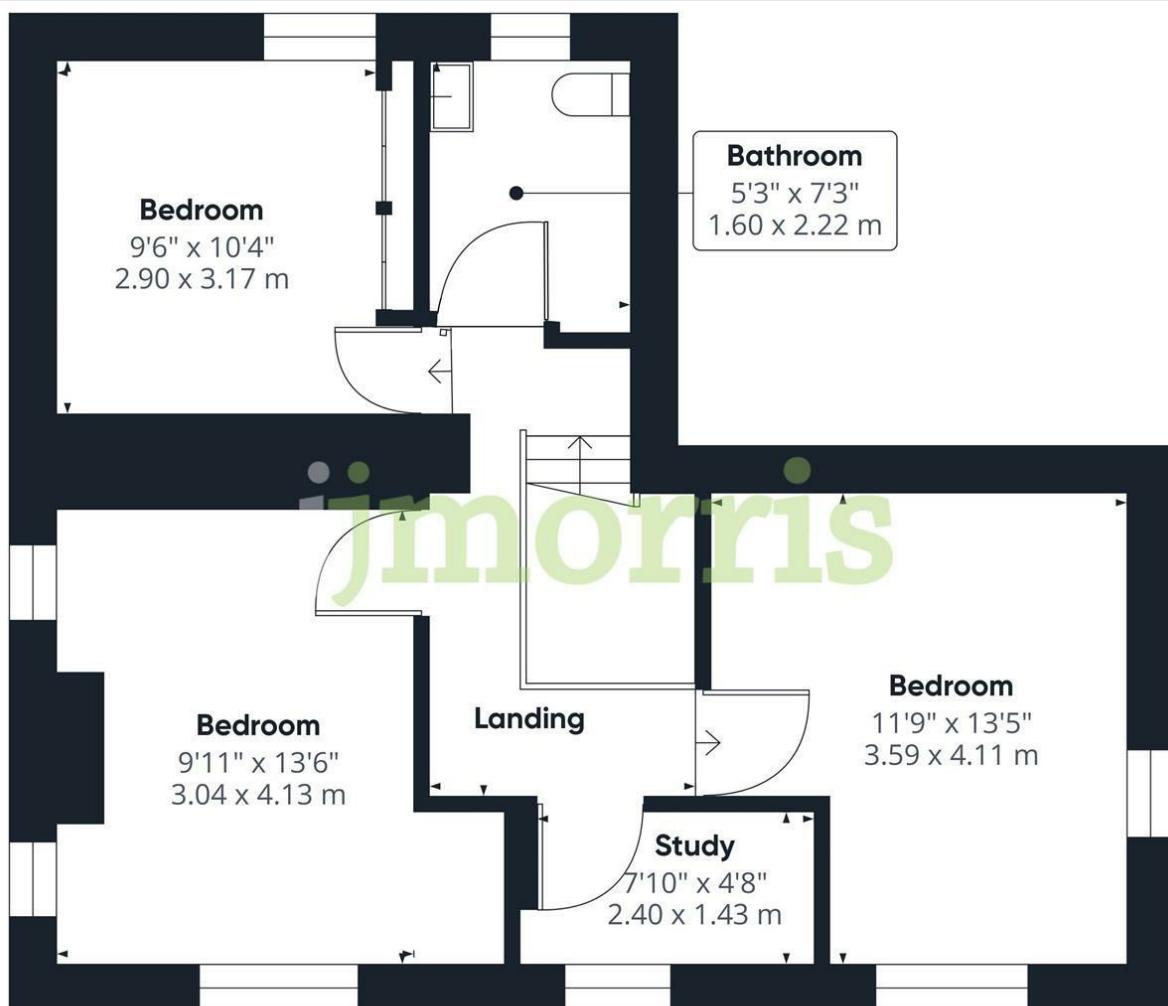
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough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



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Floor 0 Building 1



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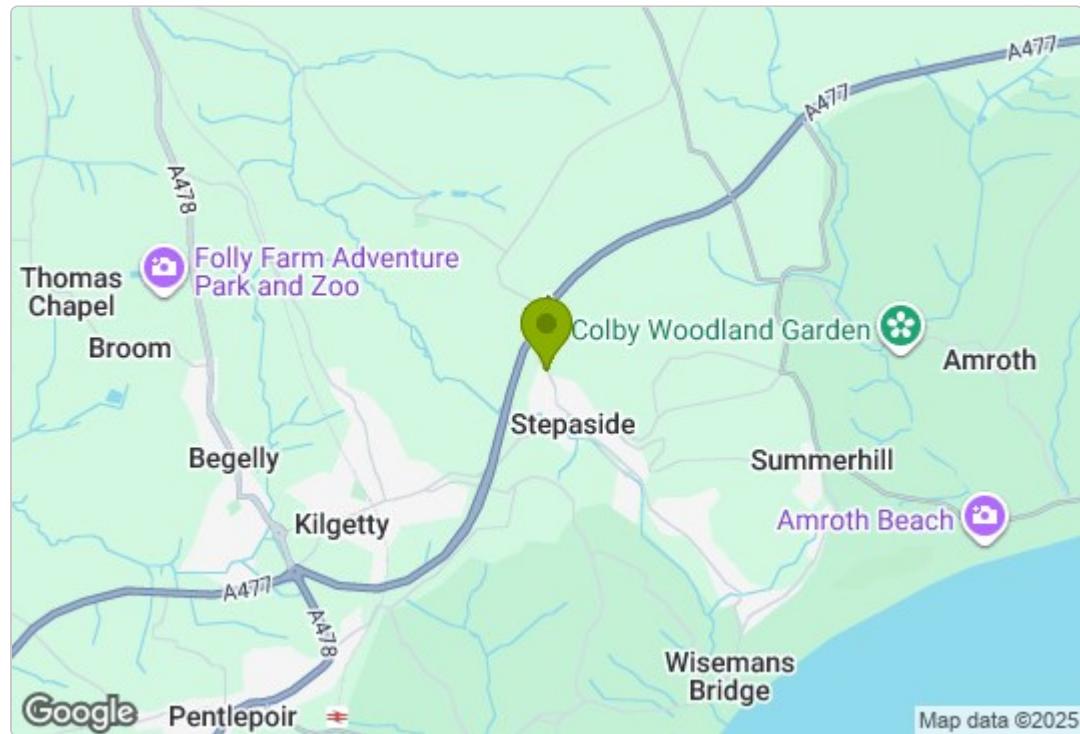
# Stone Outbuilding

## jjmorris

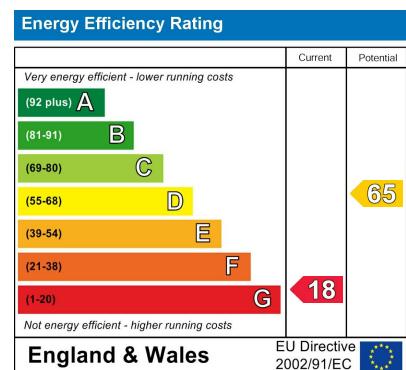
16'1" x 10'8"  
4.91 x 3.26 m

Floor 0 Building 2

### 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.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com