



21 Southlands

St. Daniels Hill, Pembroke, SA71 5QY

OIRO: £475,000 | Freehold | EPC: C



Presenting this immaculate three bedroom detached executive bungalow with an adjoining ground-floor annexe, located in the highly desirable area of Pembroke. Impeccably maintained throughout, this property offers generous modern living spaces and beautifully landscaped gardens that surround the entire residence.

Upon entering, a spacious hallway with integrated storage provides a practical and welcoming introduction to the home. The lounge, featuring a gas fireplace as its focal point, opens via an archway into a well-proportioned dining area, ideal for entertaining. The kitchen is fitted with top-quality Neff appliances, including a coffee machine, double oven, and microwave, ensuring both style and function. A utility room adds further convenience. The expansive sunroom, complete with electric skylights, offers a bright and airy space perfect for relaxation, with views of the meticulously landscaped gardens.

The property offers three well-sized bedrooms, with the master bedroom featuring a large dressing room equipped with fitted wardrobes and a beautifully appointed en-suite bathroom. Additionally, there is a stylishly designed shower room to cater to the needs of a busy family. The ground floor also includes a versatile annexe, which features a spacious double bedroom with its own en-suite, and a lounge/kitchen area, ideal for multi-generational living or guest accommodation.

Externally, the property benefits from a large private driveway, providing ample parking for several vehicles. Steps lead to the main entrance, with separate access to the annexe. The landscaped gardens, rich with mature trees, shrubs, and flower beds, provide a peaceful retreat. A dedicated garden area for the annexe, enclosed by featheredge fencing, offers added privacy. The grounds also feature space for a greenhouse and a block-built storage shed for additional practicality.

Located in an executive estate, just a short distance from Pembroke's vibrant main street, this property offers the perfect blend of peaceful living and easy access to local amenities. Its proximity to Pembroke Castle, the scenic mill pond, and the stunning nearby beaches, including Barafundle Bay and Broad Haven South, make it an ideal home for those seeking the charm of coastal living with modern conveniences.



Entrance Hallway

Featuring a uPVC front door with glazed side panelling, this spacious hallway offers carpet underfoot and is an ideal space for shoes and coats, with the added convenience of integrated storage cupboards.

Lounge

7.19m x 3.85m (23'7" x 12'8")

A bright and inviting lounge, featuring a large bay window to the front aspect. The room is carpeted, and a central gas fireplace with a beautifully tiled surround serves as the focal point. An archway leads into the dining area, while sliding doors open to the conservatory.

Dining Area

3.72m x 3.13m (12'2" x 10'3")

This well-proportioned dining area offers carpeted flooring and a window overlooking the rear garden. With space to comfortably accommodate a large dining table, it's an ideal setting for family meals or entertaining.

Sun Room

5.74m x 5.34m (18'10" x 17'6")

A spacious and bright sunroom with carpeted flooring, surrounded by uPVC windows and featuring electric shutters overhead. French doors open out to the rear garden with recessed shelving and TV point, adding to its versatility.

Kitchen

6.00m x 3.72m (19'8" x 12'2")

The kitchen boasts grey oak-effect laminate flooring and a stylish range of matching eye-level and base units with soft-close drawers. Solid worktops are complemented by tiled splash backs, while integrated Neff appliances, including a coffee machine, microwave, double oven with grill, and a five-ring gas hob with a feature extractor, elevate the functionality. The space also includes a sink with an extending hose and a draining board, with ample room for an American-style fridge freezer. A window overlooks the rear garden, making this a light and pleasant space to cook.

Utility Room

Adjacent to the kitchen, the utility room features grey oak-effect laminate flooring, base units with solid worktops, and tiled splash backs. It is equipped with plumbing for a washing machine, dryer, and dishwasher, while a uPVC door offers direct access to the rear garden.

Master Bedroom

4.98m x 2.85m (16'4" x 9'4")

A generously sized double bedroom with carpeted flooring and large windows to the front aspect, filling the room with natural light. The space is enhanced by fitted bedside cabinets, wardrobes, dressers, and mirrored cabinets, providing ample storage.

Dressing Room

3.96m x 3.49m (13'0" x 11'5")

This dedicated dressing room offers carpeted flooring and fitted wardrobes, cabinets, and mirrored dressers. Dual aspect windows to the fore and side create a bright space.

En-Suite Bathroom

3.49m x 1.59m (11'5" x 5'3")

A tastefully designed en-suite with both tiled floors and walls. The bathroom includes a vanity unit housing the WC and sink, with a mirror above for added convenience. The roll-top bath provides a touch of luxury. A glazed window to the side aspect ensures the room is well ventilated.



Bedroom

3.58m x 2.85m (11'9" x 9'4")

A comfortable double bedroom, carpeted and featuring a window overlooking the rear garden. This room also includes fitted wardrobes for convenient storage.

Shower Room

2.43m x 1.97m (8'0" x 6'6")

This modern shower room features oak-effect laminate flooring and a shower with marble-effect panelling, a rainfall shower head, and a sleek glass screen. The WC and sink are integrated into a vanity unit, while the glazed window to the side aspect and extractor fan complete the space.

Annexe - Bedroom

5.86m x 5.55m (19'3" x 18'2")

The annexe bedroom is a spacious and well-lit double room with carpeted flooring and a window to the front aspect. Wall lighting and TV points ensure comfort and functionality.

Annexe - En-Suite

3.51m x 2.22m (11'6" x 7'3")

This en-suite features waterproof vinyl flooring and tiled walls. The large corner shower has a sliding glass screen, while additional fixtures include a WC, floating sink with a mirror, and a bath with a shower attachment. A glazed window and an extractor fan ensure ventilation.

Annexe - Lounge/Kitchen

5.86m x 4.34m (19'3" x 14'3")

A cosy lounge area, carpeted and offering ample space for seating, with TV points and wall lighting. The kitchen area, featuring vinyl flooring, includes a range of matching eye-level and base units, solid worktops, and tiled splash backs. There is space for a fridge and freezer, plumbing for a dishwasher, and a sink. A window to the rear aspect and a UPVC door leading to the garden ensure easy outdoor access.

Annexe - WC

The annexe WC is fitted with waterproof vinyl flooring, a sink integrated into a vanity unit with a mirror above, and a WC. The room also benefits from wall lighting and an extractor fan.

External

Externally, the property boasts an extensive private driveway, providing ample parking for multiple vehicles. Steps lead to the main entrance, with separate access to the ground-floor annexe. The beautifully landscaped gardens wrap around the property, featuring a variety of flower beds, mature shrubs, and trees. A dedicated section of the garden is reserved for the annexe, enclosed by featheredge fencing for added privacy. The grounds also include space for a greenhouse, as well as a block-built storage shed for additional practicality.

Directions

From Pembroke Main Street, continue to the end of town. At the roundabout, take the third exit onto Well Hill. Follow the road past the school, then turn left onto St. Daniels Hill. Continue up the hill and take the second left into Southlands, where the property is located on the right, marked by our "For Sale" board.

Additional Information

We are advised that all mains services are connected.

Council Tax Band

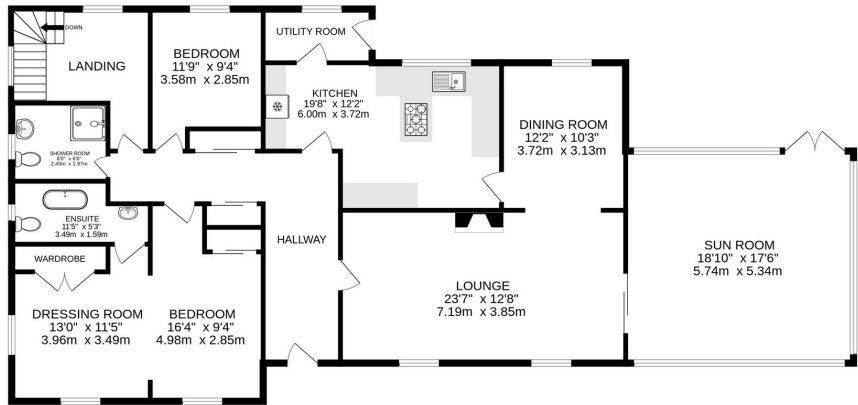
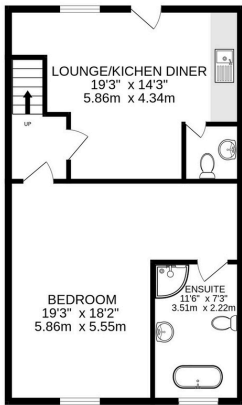
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GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.

1ST FLOOR
1782 sq.ft. (165.6 sq.m.) approx.



TOTAL FLOOR AREA : 2406 sq.ft. (223.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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