



**13 Sycamore Street**

Pembroke Dock, Pembrokeshire, SA72 6QN

OIRO: £199,950 | Freehold | EPC: C





Positioned within the historic town of Pembroke Dock, this beautifully maintained three-bedroom mid-terraced residence showcases thoughtfully designed upside-down living, combining modern interiors with well-considered outdoor areas. Ideally located within walking distance of local amenities, the property presents an excellent opportunity for those seeking contemporary comfort in a characterful setting.

Accessed via steps from street level, the property opens into a welcoming entrance hallway on the upper floor, where all three bedrooms are located. This level comprises two well-proportioned double bedrooms, a versatile single room ideal as a nursery or study, and a stylishly appointed family bathroom featuring contemporary fittings and quality finishes. Descending to the ground floor, the accommodation has been meticulously updated, with clearly defined living and dining spaces. The spacious lounge benefits from generous natural light through rear-facing windows and a glazed door, complemented by an ornate fireplace and ample room for relaxation. The kitchen/diner is presented to an exceptional standard, fitted with a sleek range of modern cabinetry, integrated appliances, and tiled flooring. There is ample space for a dining table, and a glass door provides direct access to the rear patio—perfectly suited to alfresco dining and entertaining.

Externally, on-street parking is available to the front, with steps leading to the main entrance and also descending to the lower garden level. The rear garden has been thoughtfully landscaped, featuring a brick-paved elevated patio ideal for outdoor seating, a lean-to storage shed, and picket fencing leading to tiered garden sections. These include bark-lined play areas and further storage solutions, all surrounded by established hedging and a variety of flowering shrubs.

Pembroke Dock is a vibrant town rich in maritime history and now home to the Irish Ferries terminal for Rosslare. It offers a wide array of amenities including supermarkets, schools, a leisure centre, and a golf course. The stunning landscapes of the Pembrokeshire Coast National Park are within a ten-minute drive, with beautiful beaches such as Freshwater East and Tenby reachable in under fifteen minutes by car.





### Entrance Hall

Accessed via a composite front door, the entrance hall features wooden flooring, a staircase descending to the lower level, and doors providing access to the bedrooms and bathroom.

### Bedroom

**3.66m x 2.51m (12'0" x 8'3")**

A double bedroom with carpeted flooring, integrated wardrobes, feature wall panelling, and a rear-facing window overlooking the garden.

### Bedroom

**2.87m x 2.08m (9'5" x 6'10")**

Single bedroom with carpeted flooring, front-facing window, and suitable for use as a guest bedroom, nursery or home office.

### Bedroom

**3.57m x 2.19m (11'8" x 7'2")**

A further double bedroom with carpeted flooring, recessed archway with built-in shelving suitable for books, and a rear-facing window.

### Family Bathroom

**3.01m x 2.08m (9'10" x 6'10")**

Fully tiled with WC, wash hand basin set within a vanity unit with mirror above, panelled bath with shower over and glass screen, recessed arch with tiled shelving, front-facing window, extractor fan.

### Lounge

**5.04m x 4.26m (16'6" x 14'0")**

A generously proportioned lounge featuring herringbone-patterned oak-effect LVT flooring, ornate fireplace with slate hearth and wooden surround, recessed shelving, TV connection points, rear-facing window, and uPVC glazed door opening to the rear patio and garden.

### Kitchen / Diner

**5.52m x 5.22m (18'1" x 17'2")**

Fitted with tiled flooring and a comprehensive range of eye and base level units with work surfaces and tiled splash backs. Includes a composite sink and drainer, integrated eye-level oven, integrated dishwasher, four-ring gas hob with extractor hood, plumbing for under-counter washing machine, space for fridge freezer and dining table, rear-facing window, and uPVC glazed door to the patio.

### Externally

On-street parking is available to the front, with steps rising to the main entrance and descending to the lower ground floor. The rear features a brick-paved elevated patio area ideal for outdoor seating and entertaining, and lean-to storage shed, with picket fencing enclosing steps that lead down to a tiered garden. The garden includes bark-covered play areas, an outdoor shed, and is bordered by mature hedging with various planted shrubs and flowers.

### Additional Information

We are advised that all mains services are connected.

### Council Tax Band

C (£1,468.42)

### Directions

From Pembroke main street, follow the one-way system around and take the left turn towards Pembroke Dock. Continue for approximately half a mile, then turn left at the top of Bush Hill into Pembroke Road. Follow the road into High Street and take the left turn just before the T-junction at Bethany Chapel. Take the first right, and Sycamore Street is directly ahead. The property is on the right-hand side, marked by our "For Sale" board.

### What3Words

megawatt.forgiven.bucks

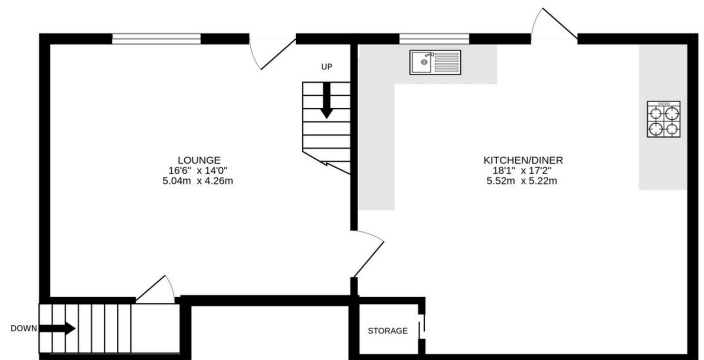
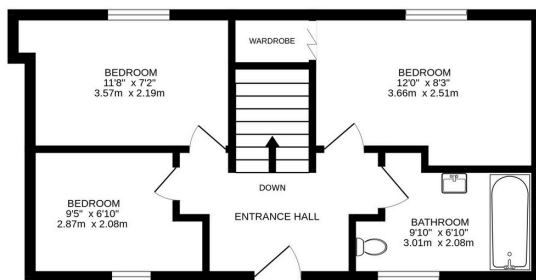






GROUND FLOOR  
381 sq.ft. (35.4 sq.m.) approx.

1ST FLOOR  
566 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		62
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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