

Developers & Builders of Quality Homes in Pembrokeshire

FOURTH LANE OFF UPPER LAMPHEY ROAD PEMBROKE



Situated in a quiet area between the eastern side of the historic town & the village of Lamphey.

Just a short drive from some of the beaches and coastal walks within the southern section of the Pembrokeshire Coast National Park.

Quiet cul-de-sac of only 10 properties finished to a good standard.

The properties sit within large Plots with south facing rear gardens and offer a 10 year NHBC structural Warranty.

- **QUIET CUL-DE-SAC OF ONLY 10 PROPERTIES**
- **TRADITIONALLY CONSTRUCTED & FREEHOLD (NO SERVICE CHARGES)**
- **ADOPTED ROAD**
- **SOUGHT-AFTER LOCATION**
- **FRONT & REAR GARDENS LAID TO GRASS WITH PLANTING AREAS, DRIVEWAY PARKING & GARAGES**
- **SPRINKLER SYSTEMS INSTALLED**

GUY THOMAS & Co.



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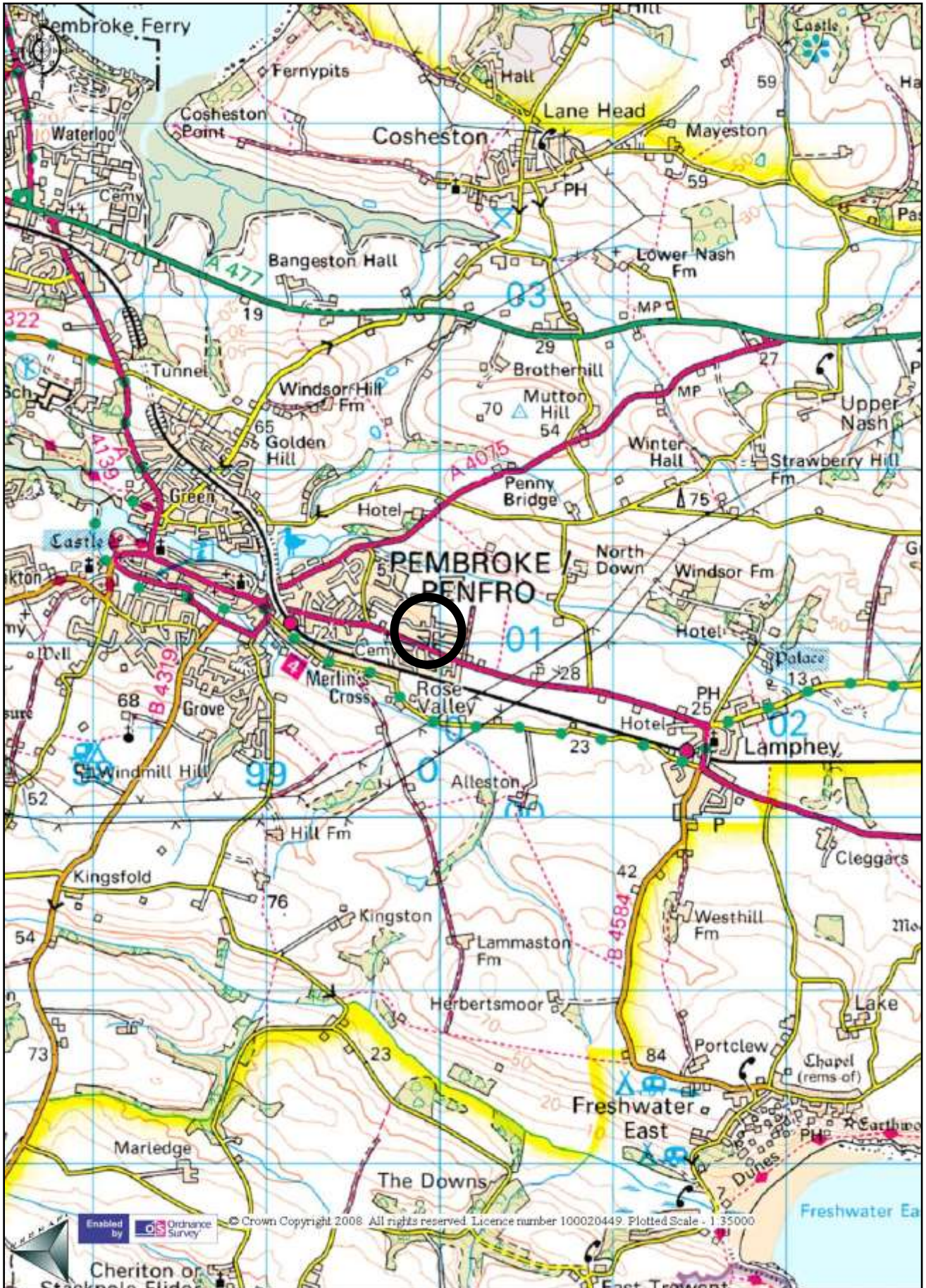
South Meadow Homes are a family owned and managed housebuilder that has been building New Homes across South Pembrokeshire for around 40 years.

Based in Pembroke at the Upper Lamphey Road development producing a selection of Bungalows and family homes.

Construction Director Michael Thomas has been adjudged by the National Housebuilding Council (NHBC) as the best Site Manager in the UK (2-50 homes category) in the Pride in the Job Award 2012 & 2015 as well as Welsh Winner on several occasions including 2022.



LOCATION PLAN

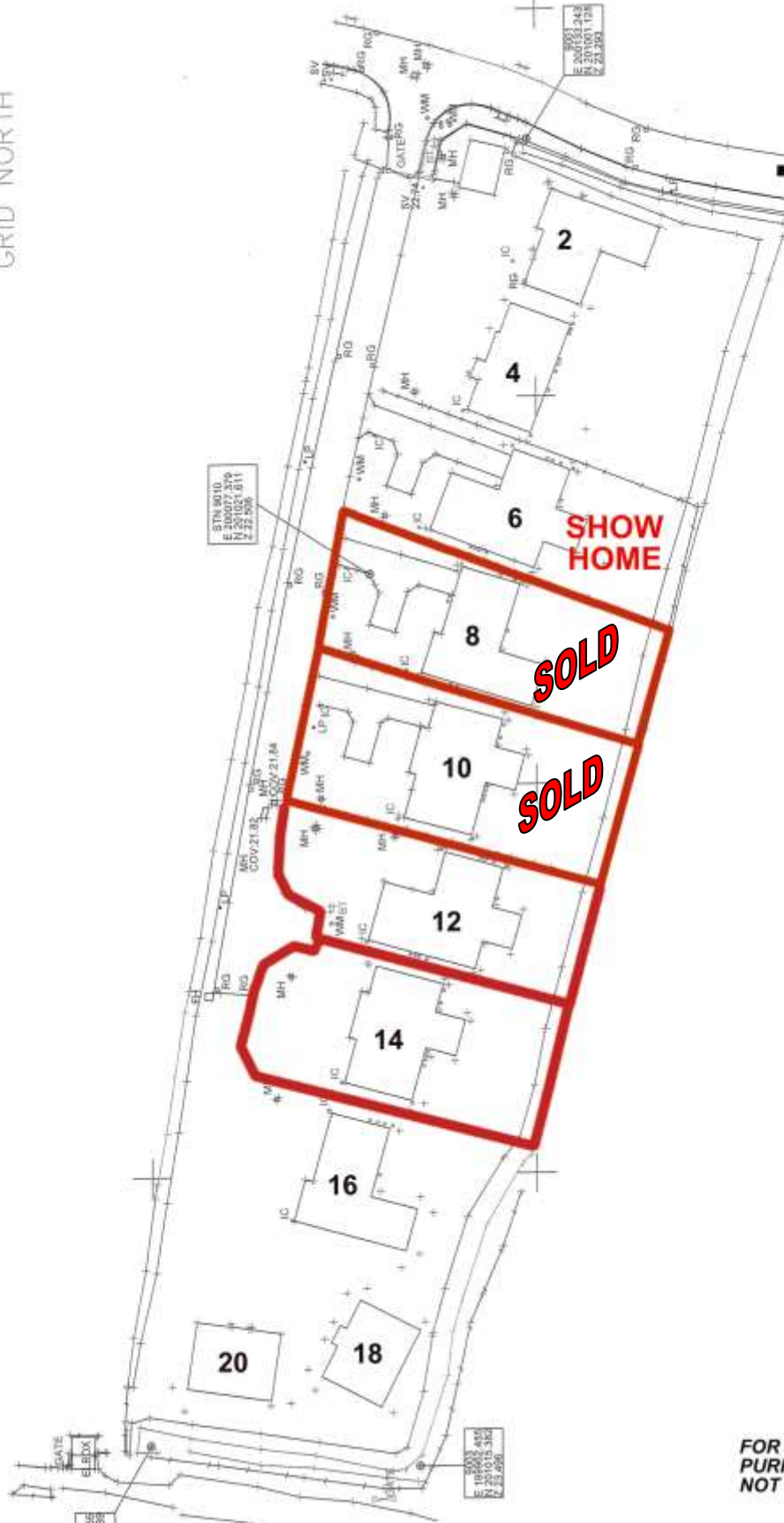


SITE PLAN

FOURTH LANE, PEMBROKE



To Upper Lamphey Road

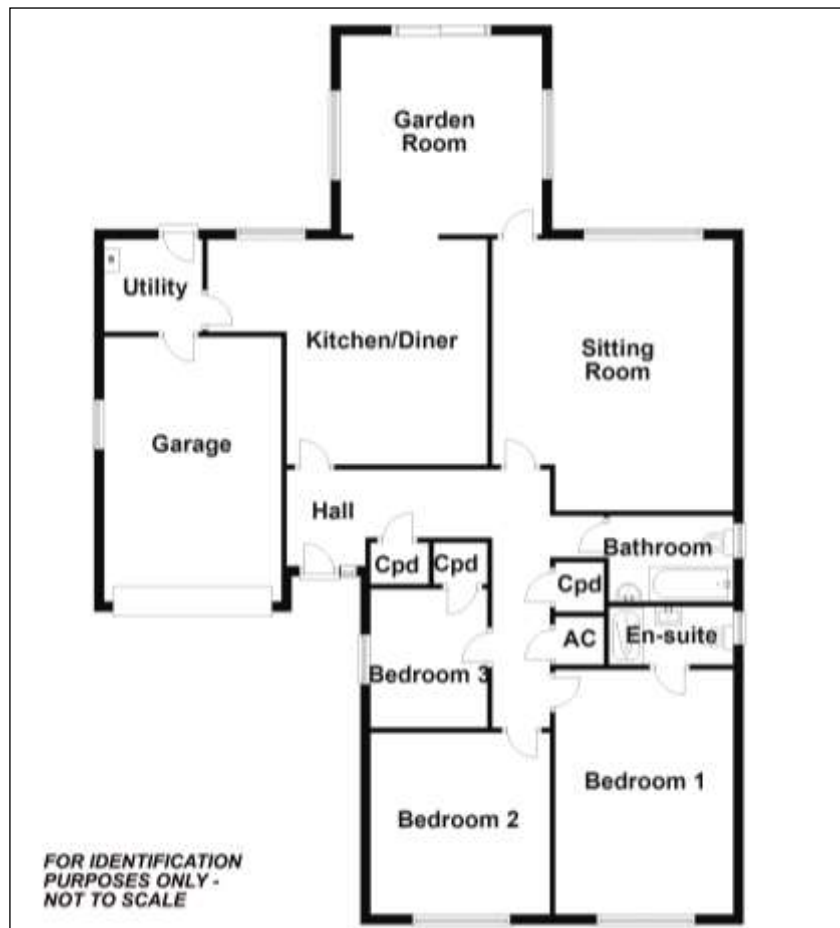


FOR IDENTIFICATION
PURPOSES ONLY -
NOT TO SCALE

12 FOURTH LANE



photographs of a similar property



APPROX DIMENSIONS

Entrance Hall

Kitchen/Breakfast Room – 18'3" x 14'11" (5.55m x 4.54m max)

Utility Room

Sun Room – 12'6" x 11'10" (3.81m x 3.60m)

Sitting Room – 18'0" x 16'1" (5.48m x 4.91m max)

Bedroom 1 – 16'0" x 11'9" (4.87m x 3.58m)

En-suite Shower Room/WC – 8'2" x 3'11" (2.50m x 1.20m)

Bedroom 2 – 12'2" x 11'1" (3.72m x 3.37m)

Bedroom 3 – 9'3" x 7'5" (2.83m x 2.25m)

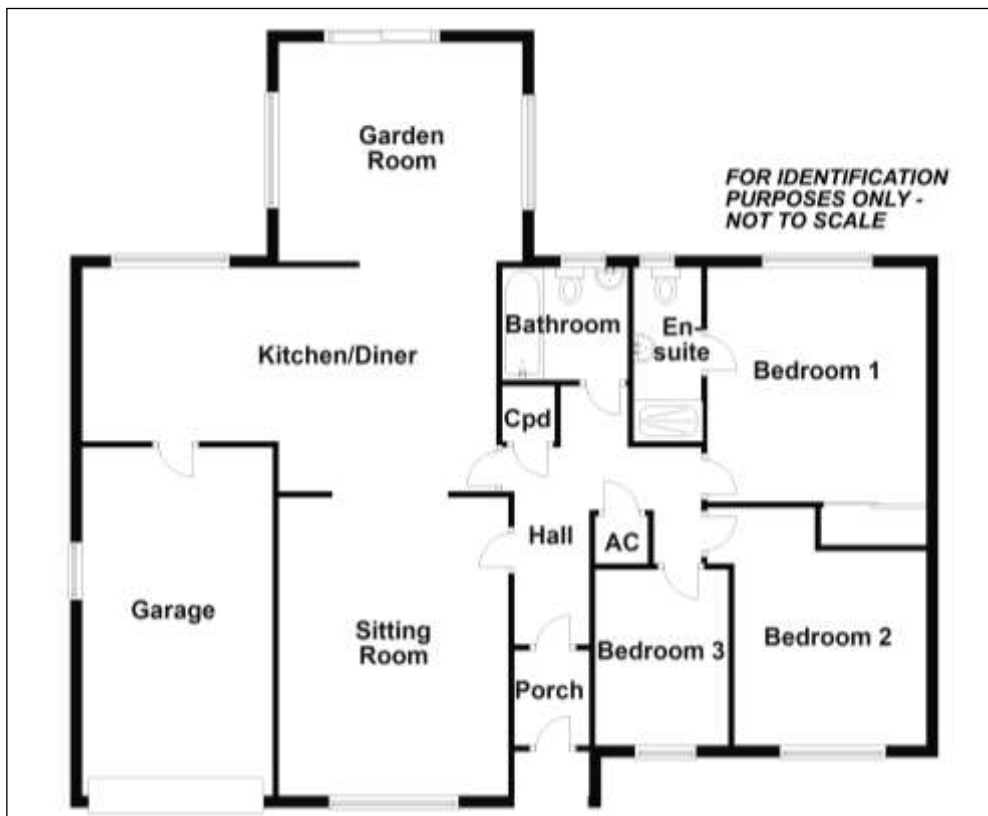
Bathroom/WC – 8'2" x 5'8" (2.50m x 1.72m)

Integral Garage – 17'5" x 11'8" (5.31m x 11'8")

14 FOURTH LANE



Photographs of a similar property



APPROX DIMENSIONS

Entrance Porch

Entrance Hall

Sitting Room – 17'3" x 13'1" (5.27m x 3.98m)

Kitchen/Diner – 23'4" x 12'8" (7.10m x 3.87m)

Garden Room – 13'0" x 12'5" (3.97m x 3.78m)

Bedroom 1 – 13'2" x 12'6" (4.02m x 3.82m)

En-suite Shower Room/WC – 8'4" x 3'11" (2.55m x 1.19m)

Bedroom 2 – 11'3" x 10'10" (3.42m x 3.31m)

Bedroom 3 – 10'2" x 7'3" (3.09m x 2.22m)

Bathroom/WC – 7'1" x 6'4" (2.17m x 1.92m)

Integral Garage – 16'10" x 10'10" (5.14m x 3.30m)