

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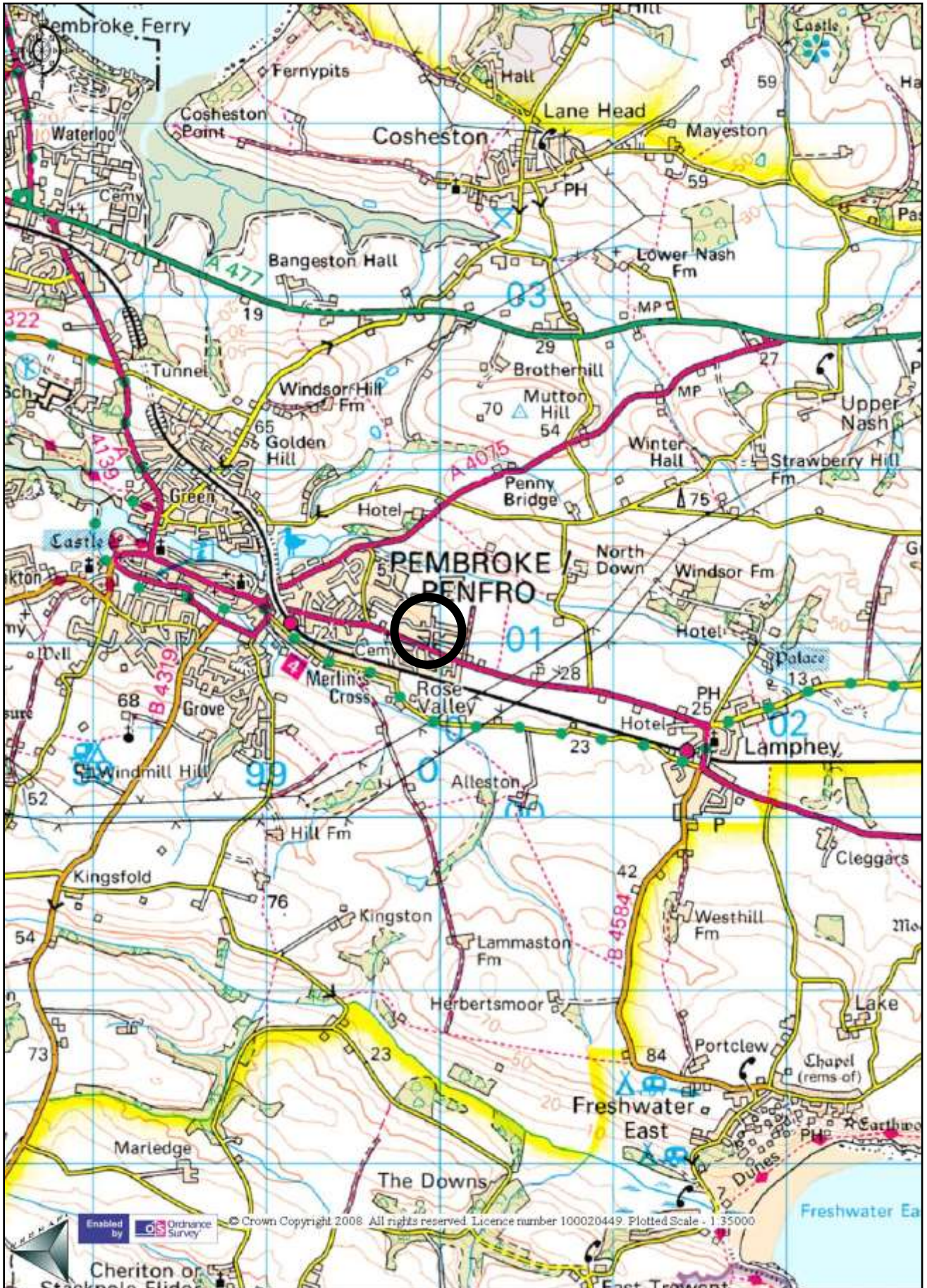
South Meadow Homes are a family owned and managed housebuilder that has been building New Homes across South Pembrokeshire for around 40 years.

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.

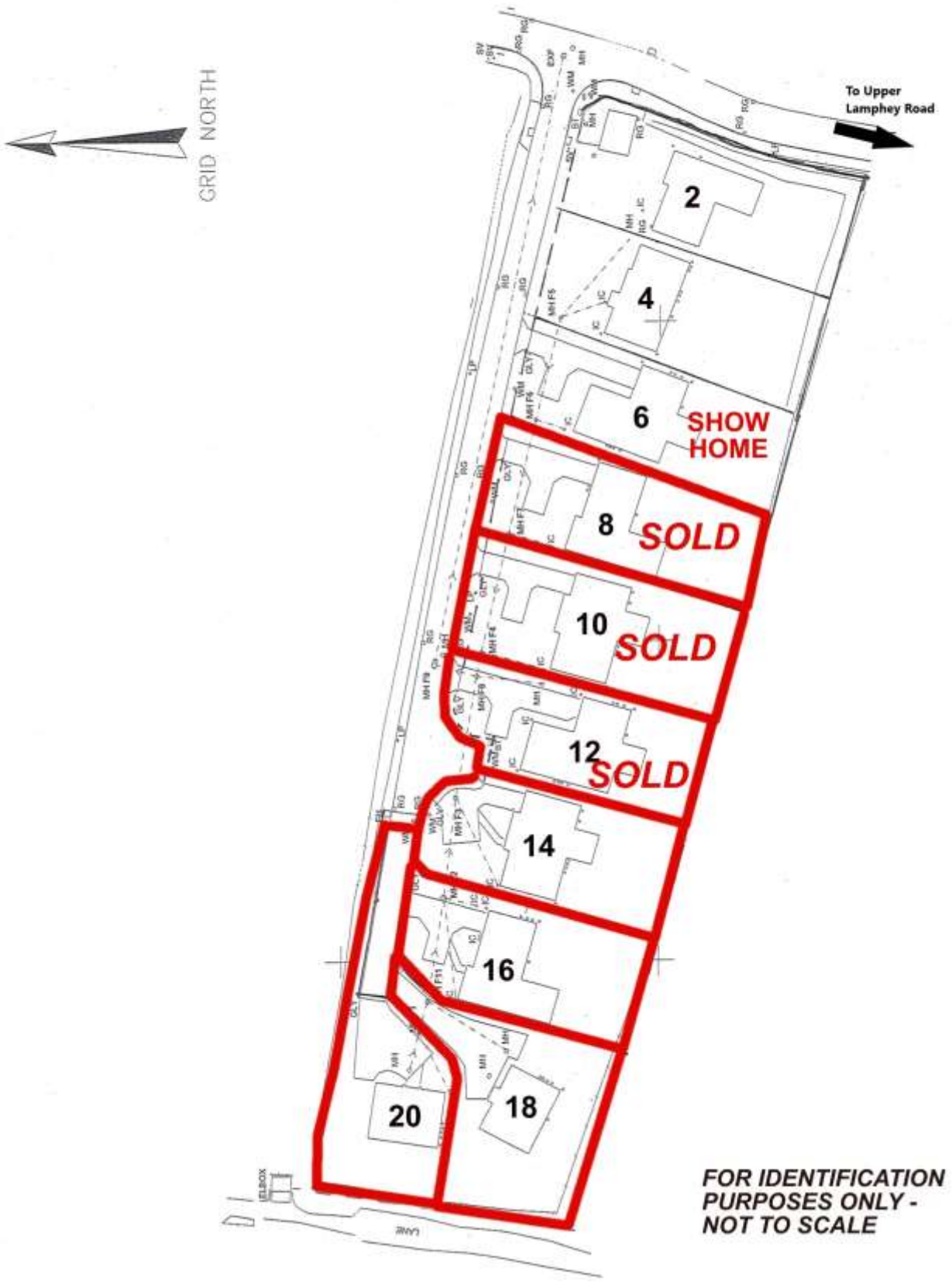


LOCATION PLAN

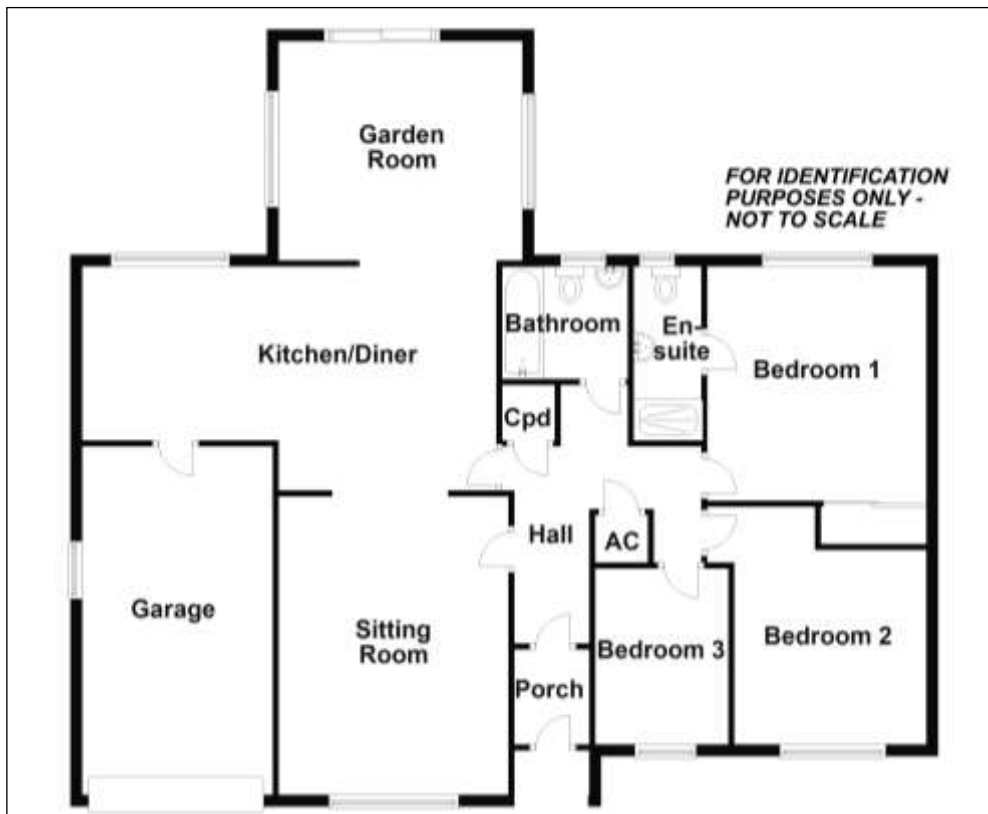


SITE PLAN

FOURTH LANE, PEMBROKE



14 FOURTH LANE



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)

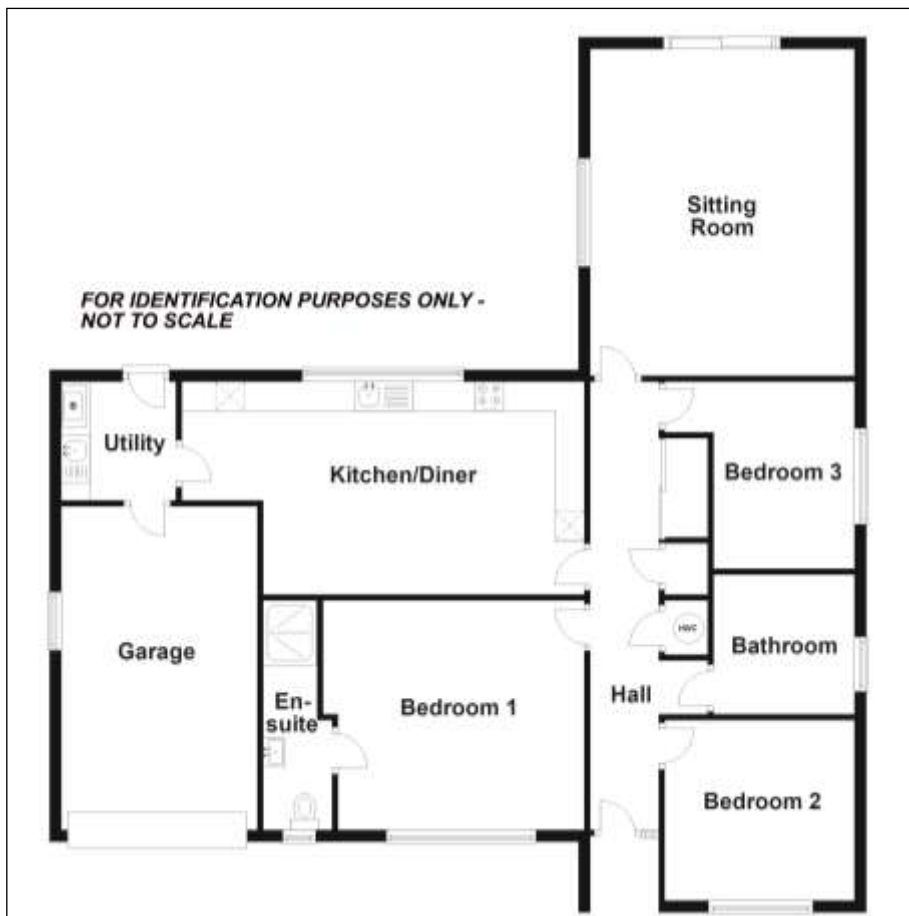
Bedroom 2 – 11'3" x 10'10" (3.42m x 3.31m)

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)

16 FOURTH LANE



APPROX DIMENSIONS

Open Porch

Entrance Hall

Sitting Room – 18'3" x 15'8" (5.56m x 4.77m)

Kitchen/Breakfast Room – 22'0" x 10'11" (6.70m x 3.32m max)

Utility Room – 7'1" x 6'2" (2.15m x 1.88m)

Bedroom 1 – 14'3" x 11'11" (4.35m x 3.62m max)

En-suite Shower Room/WC – 11'11" x 3'10" (3.62m x 1.18m)

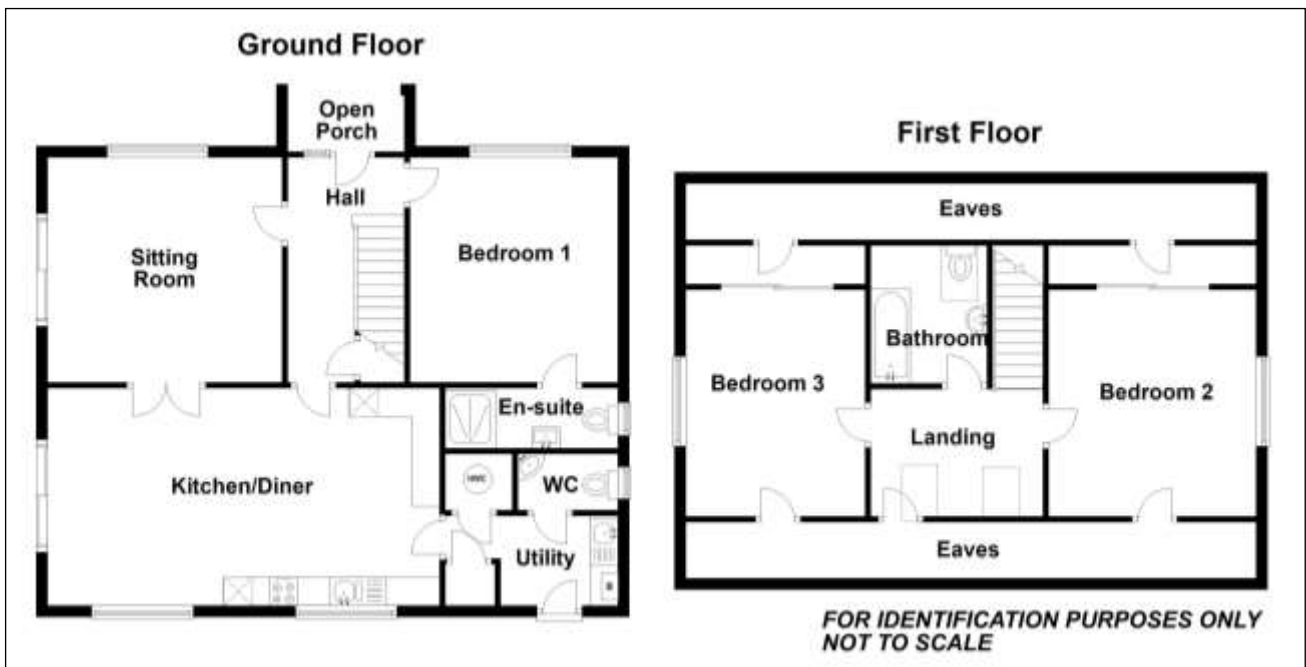
Bedroom 2 – 10'8" x 10'2" (3.24m x 3.11m)

Bedroom 3 – 11'2" x 7'11" (3.41m x 2.41m)

Bathroom/WC – 7'10" x 6'0" (2.38m x 1.82m)

Integral Garage – 16'3" x 11'1" (4.96m x 3.37m)

18 FOURTH LANE



APPROX DIMENSIONS

GROUND FLOOR

Open Porch

Hall

Sitting Room – 13'8" x 13'1" (4.16m x 3.99m)

Kitchen/Diner – 23'3" x 12'8" (7.09m x 3.85m)

Utility Room – 10'1" x 5'3" (3.08m x 1.59m max)

WC

Bedroom 1 – 13'0" x 12'1" (3.97m x 3.69m)

En-suite Shower Room/WC – 10'1" x 3'6" (3.07m x 1.07m)

FIRST FLOOR

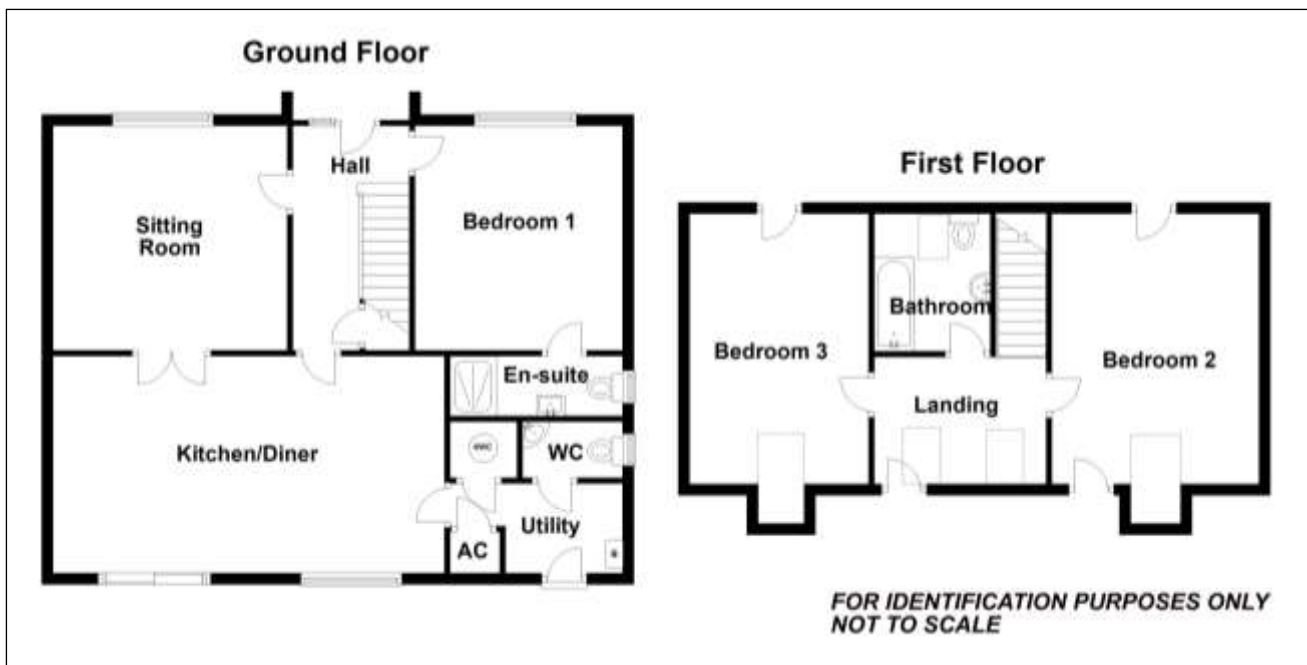
Landing - 10'0" x 7'6" (3.06m x 2.28m)

Bedroom 2 – 15'2" x 12'8" (4.62m x 3.85m)

Bedroom 3 – 15'2" x 10'4" (4.62m x 3.14m)

Bathroom/WC – 8'0" x 6'5" (2.45m x 1.95m)

20 FOURTH LANE



APPROX DIMENSIONS

GROUND FLOOR

Entrance Hall

Kitchen Diner – 23'2" x 12'8" (7.07m x 3.86m)

Utility Room – 7'3" x 5'3" (2.20m x 1.61m)

Cloakroom/WC – 5'9" x 2'11" (1.76m x 0.90m)

Sitting Room – 13'7" x 13'0" (4.15m x 3.96m)

Bedroom 1 – 13'0" x 12'6" (3.96m x 3.81m)

En-suite Shower Room/WC – 10'0" x 3'6" (3.05m x 1.07m)

FIRST FLOOR

Landing - 10'1" x 7'7" (3.07m x 2.31m)

Bedroom 2 – 17'5" x 12'7" (5.32m x 3.84m)

Bedroom 3 – 17'5" x 10'4" (5.32m x 3.14m)

Bathroom/WC – 7'11" x 6'5" (2.41m x 1.95m)