

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'E'

ref: LLT / LKW / 06 / 24 / DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS  
EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006

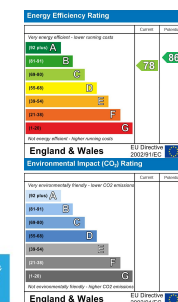


## 9 Fourth Lane, Pembroke, SA71 5JE

- Detached Bungalow
- Garage with Integral Access
- Open Plan Kitchen/Diner/Sunroom
- Front Garden with Gated Driveway
- Ample Parking
- Three Double Bedrooms
- Ideal Family Home
- Master with En-Suite
- Walking Distance to Local Amenities
- EPC Rating C

Offers In The Region Of £475,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS  
EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

**The Agent that goes the Extra Mile**





This well proportioned bungalow is situated in the sought after location of Fourth Lane, Pembroke. Pembroke is within a short distance to the seaside towns of Tenby and Saundersfoot and their beautiful beaches. Fourth Lane is just 2 miles from the local beach of Freshwater East and coastal walks within Pembrokeshire Coast National Park.

The home offers an open plan kitchen with a feature island, a range on units with granite worktops along with a walk in pantry. The kitchen has a Range Master cooker, Belfast sink and space for a six seater dining table and chairs, ideal for family living. There is a door from the kitchen into the garage which has plumbing for a washing machine and space for a tumble dryer. Leading off the kitchen/dining area is a sunroom with triple aspect with south patio facing doors opening onto a delightful patio, having pleasant views over the garden and countryside.

To the front of the property is the lounge with bay window and views. There is a Minster style feature fireplace with an inset live fuel effect gas fire. There is a master double bedroom with a en-suite and built in double wardrobes, overlooking the garden and countryside views. There are two further double bedrooms with one having a double fitted wardrobe. There is a family bathroom including a shower over the bath and a glass screen.



Via gated access onto the brick paved driveway and parking area for 3-4 cars. Furthermore, there is an integral garage with electric remotely controlled roller door. There is a lawned front garden with a well stocked and established shrub and flower borders. To the side of the property is a gated access to the rear garden. The rear garden is private with countryside views and incorporates a sun trap paved patio, a lawn with trees, established shrubs and plants. It has a gravelled clothes drying area, a timber shed and space for a greenhouse. We highly recommend viewing this wonderful home to appreciate it's size, location and style.



**DIRECTIONS**  
From our Pembroke Office head up Main Street (A4139). At the roundabout take the 2nd exit onto Upper Lamphey Road. Continue straight past the sports field towards Lamphey, take the second left onto Fourth Lane and the property will be down on your right denoted by our For Sale sign.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.