

*Developers & Builders of Quality Homes in Pembrokeshire*

## FOURTH LANE OFF UPPER LAMPHEY ROAD PEMBROKE, SA71 5JE



*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

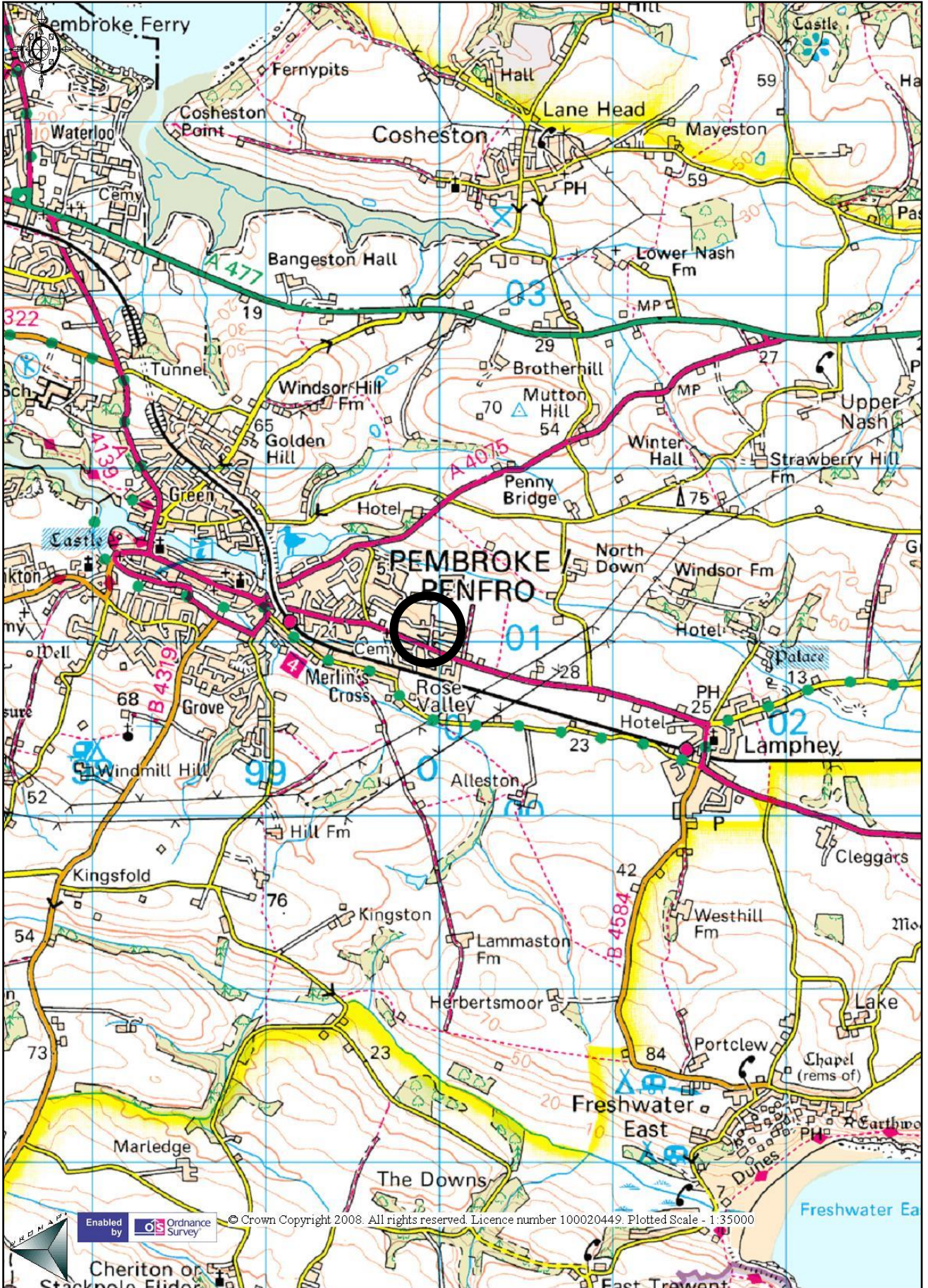
*South Meadow Homes are a family owned and managed housebuilder that has been building New Homes across South Pembrokeshire for around 40 years.*

*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.*

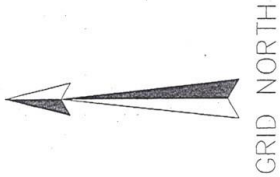


# LOCATION PLAN



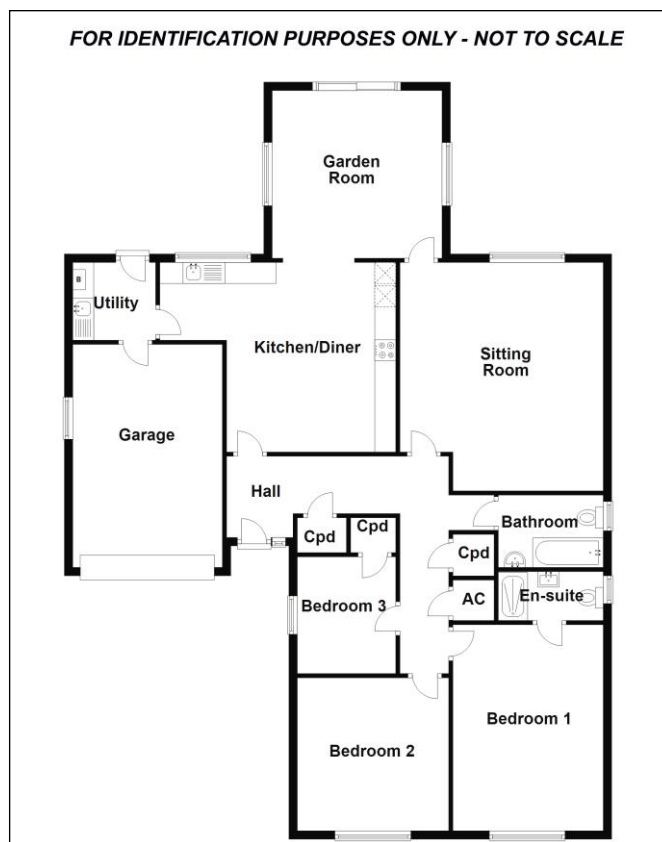
# SITE PLAN

## FOURTH LANE, PEMBROKE



**FOR IDENTIFICATION  
PURPOSES ONLY -  
NOT TO SCALE**

# 6 FOURTH LANE



## APPROX DIMENSIONS

### **Entrance Hall**

**Kitchen/Diner** - 18'4" x 15'0" (5.60m x 4.57m max)

**Utility Room** - 6'5" x 6'1" (1.96m x 1.85m)

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

**Sitting Room** - 18'0" x 16'0" (5.48m x 4.87m)

**Bedroom 1** - 16'1" x 11'9" (4.91m x 3.57m)

**En-suite Shower Room/WC** - 8'2" x 3'10" (2.50m x 1.17m)

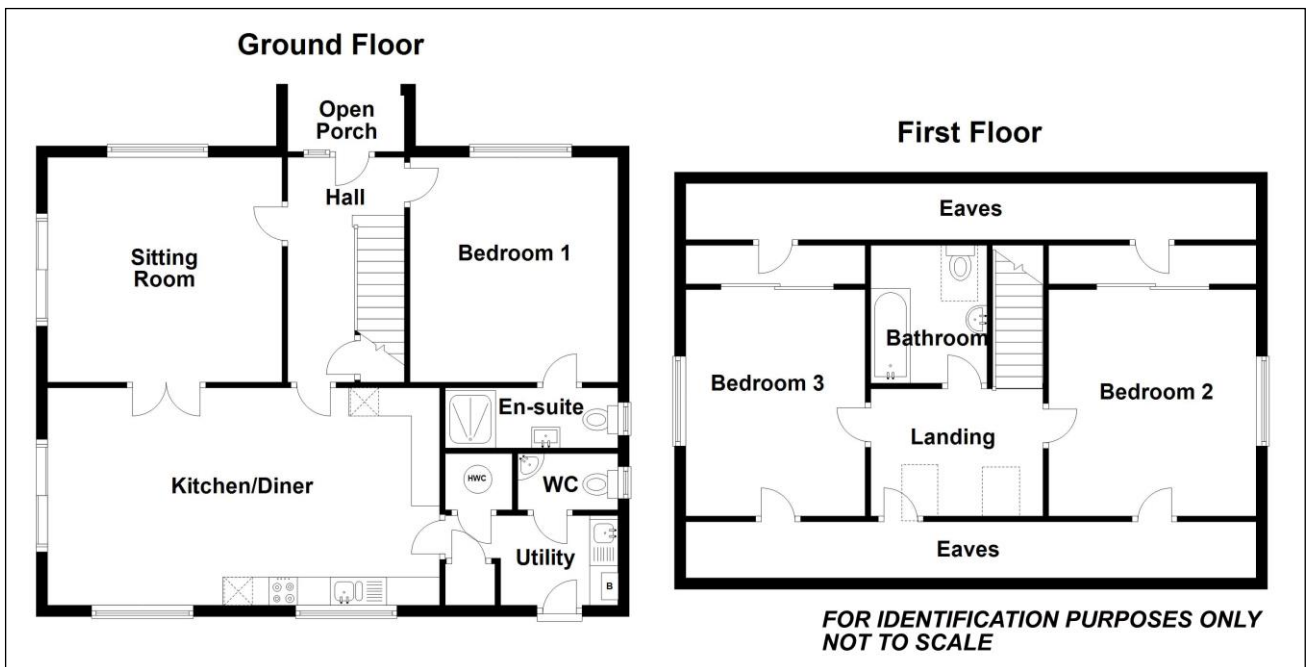
**Bedroom 2** - 12'0" x 11'0" (3.66m x 3.36m)

**Bedroom 3** - 9'1" x 7'5" (2.78m x 2.26m)

**Bathroom/WC** - 8'2" x 5'7" (2.49m x 1.71m)

**Integral Garage** - 16'5" x 11'3" (5.00m x 3.45m)

# 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**

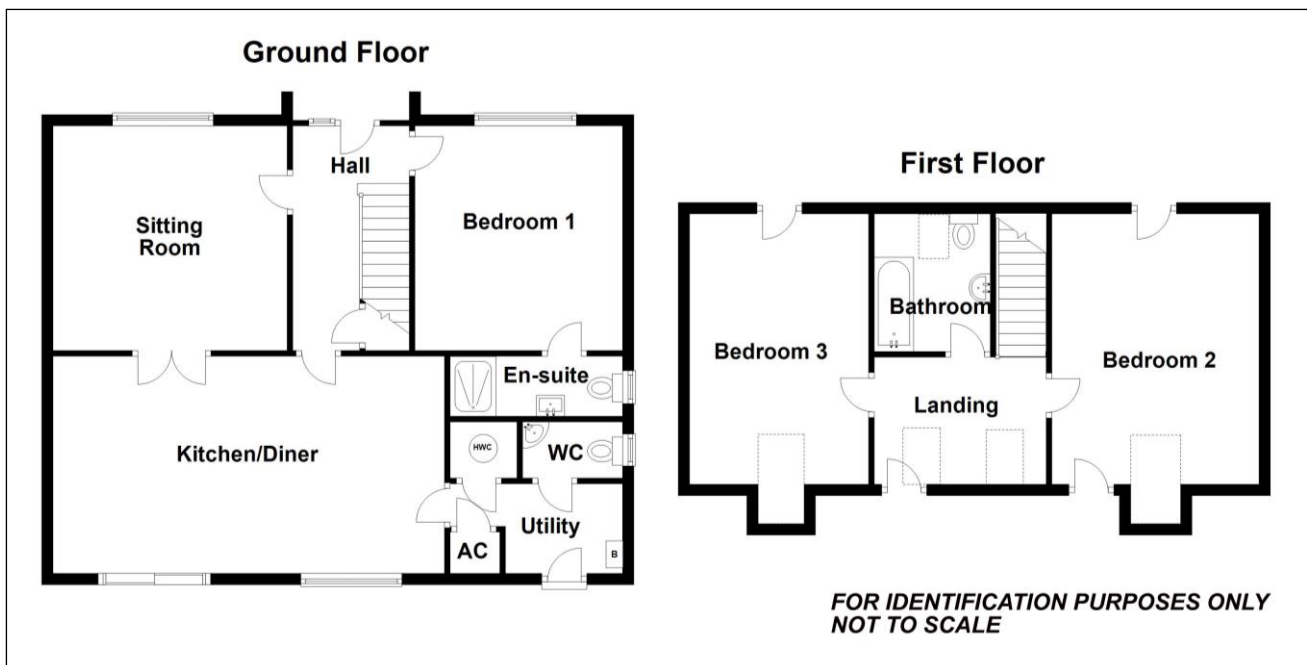
**Landing** - 10'0" x 7'6" (3.06m x 2.28m)

**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)