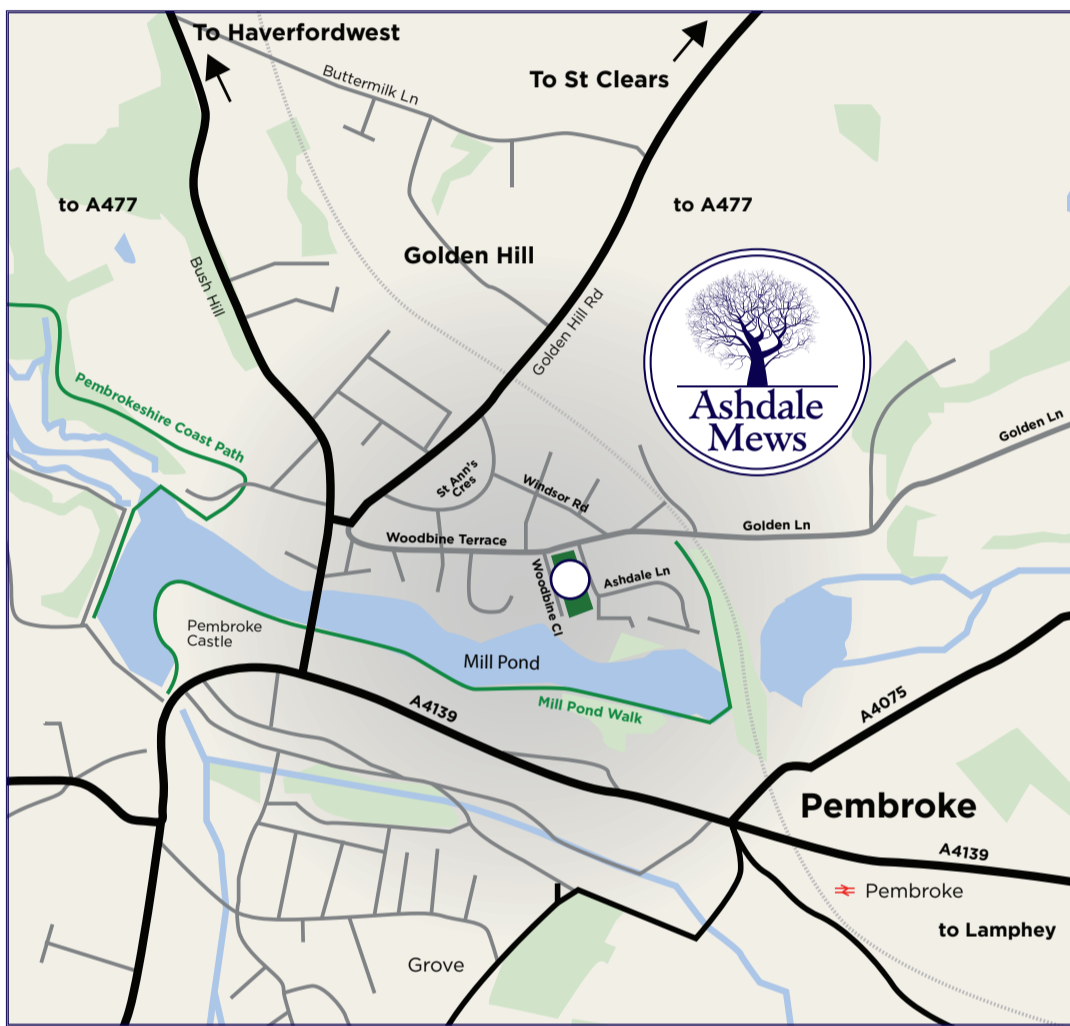


A small cul-de-sac of just 12 two and three bedroom cottage style new homes and apartments within walking distance of Pembroke town centre



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Customers should note these illustrations / floor plans are representative only and should be treated as general guidance. They cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under the Property Misdescription Act 1991. Nor do they constitute a contract or a warranty. All dimensions indicated are approximate and taken to their maximum. Detailed plans and specifications are available upon request.

- Specification**
- Quality construction in a variety of external finishes
  - Checkmate 10 year structural warranty
  - Comprehensive fitted kitchens with integrated Hoppoint appliances
  - TV points in all rooms
  - Large shower cubicles where fitted
  - Floor coverings throughout
  - uPVC double glazing and security front door
  - Gas fired central heating with combi boiler

Ashdale Mews is situated within easy walking distance of the town centre. The site comprises a cul-de-sac of just 12 new homes comprising 2 excellent two bedroom apartments and 10 most attractive new cottages. All properties will be finished to an above average specification including well designed fully equipped kitchens with integrated appliances.

Pembroke is a thriving historic town, with a population of some 8,000, having grown around the castle of medieval origins and now an important tourist attraction that was prominent in the Civil War and probably most famous as the birthplace of Henry VII.

The town has many fine Georgian buildings and a range of shopping to satisfy most requirements, together with good schools, sporting and cultural facilities. There are train services to Swansea, Cardiff and London, ferries to Ireland and a dual carriageway from St Clears (about 20 miles) which links to the M4 motorway.





■ Ashdale House   
 ■ The Ash   
 ■ The Beech   
 ■ The Cedar



### Ashdale House

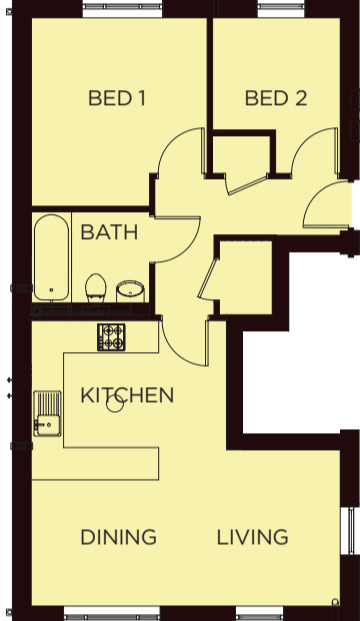
**PLOTS 1 & 2**  
 (the ground floor flat has a small garden)

- Well planned 2 bed flats
- Open plan living kitchen
- Dedicated parking space

\* denotes maximum

**Plot 1 - Ground Floor**

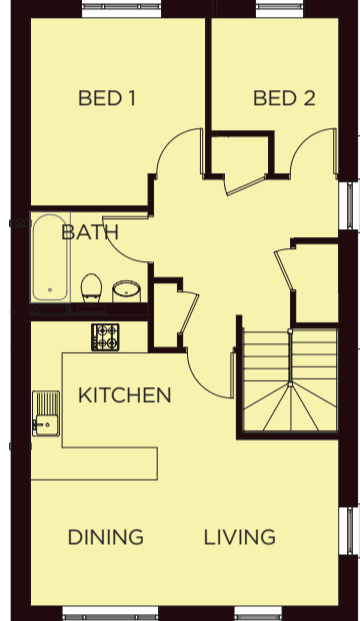
Kitchen/Dining/Living	5850 mm* x 5375 mm*
19 ft 2 in* x 17 ft 7 in*	
Bedroom 1	3568 mm* x 3337 mm*
11 ft 8 in* x 10 ft 11 in*	
Bedroom 2	2960 mm* x 2437 mm*
9 ft 8 in* x 7 ft 12 in*	
Bathroom	2262 mm x 1956 mm
7 ft 5 in x 6 ft 5 in	



Plot 1 - Ground Floor

**Plot 2 - First Floor**

Kitchen/Dining/Living	5850 mm* x 5363 mm*
19 ft 2 in* x 17 ft 7 in*	
Bedroom 1	3568 mm* x 3337 mm*
11 ft 8 in* x 10 ft 11 in*	
Bedroom 2	2968 mm* x 2437 mm*
9 ft 8 in* x 7 ft 12 in*	
Bathroom	2263 mm x 1956 mm
7 ft 5 in x 6 ft 5 in	



Plot 2 - First Floor

### The Ash

**PLOTS 3, 4, 11 & 12\***

- 3 bed cottage with bay window
- 3 bedrooms with master en-suite
- Easy garden and 2 parking spaces

\* Plot 12 has a larger private garden with gates to an enclosed parking area

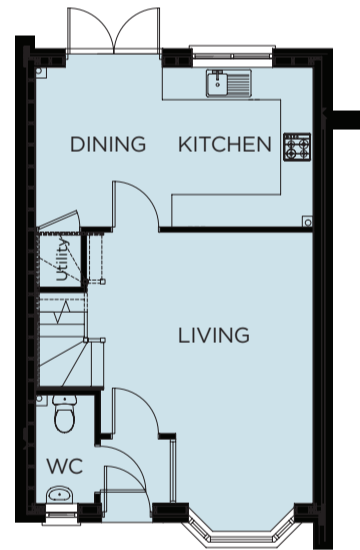
The bathrooms in Plots 3 & 11 will feature a 'P' Shaped bath

† Window to Bathroom on Plots 3 & 12 only

\* denotes maximum

**Ground Floor**

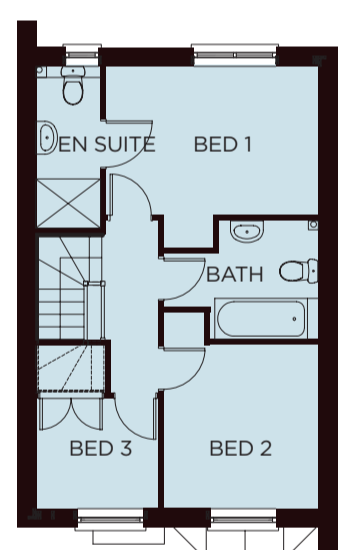
Kitchen / Dining	5200 mm x 3025 mm
17 ft 1 in x 9 ft 11 in	
Living	5088 mm x 3941 mm
16 ft 8 in x 12 ft 11 in	
WC	2070 mm x 1100 mm
6 ft 9 in x 3 ft 7 in	



Ground Floor

**First Floor**

Bedroom 1	3870 mm x 2775 mm
12 ft 8 in x 9 ft 1 in	
En suite	3012 mm x 1175 mm
9 ft 10 in x 3 ft 10 in	
Bedroom 2	3050 mm* x 2850 mm*
10 ft 0 in* x 9 ft 4 in*	
Bedroom 3	3034 mm x 2250 mm
9 ft 11 in x 7 ft 4 in	
Bathroom	3000 mm* x 2175 mm*
9 ft 10 in* x 7 ft 1 in*	



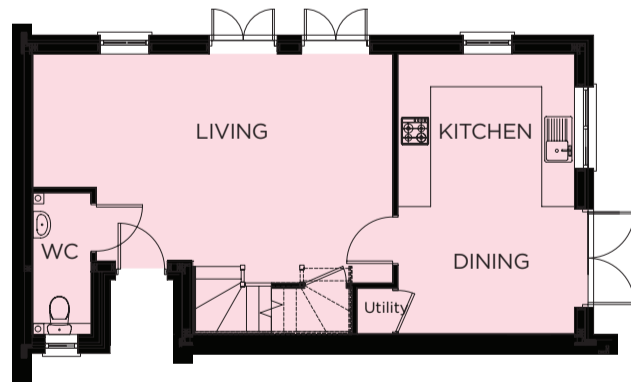
First Floor

### The Beech

**PLOTS 9**

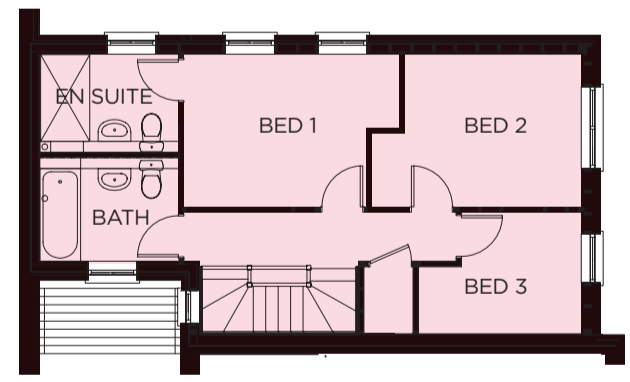
- A surprisingly large corner house
- 3 bedrooms with master en-suite
- Part walled garden, 2 parking spaces

\* denotes maximum



**Ground Floor**

Kitchen / Dining	5200 mm x 3290 mm
17 ft 1 in x 10 ft 9 in	
Living	10010 mm* x 3290 mm*
32 ft 10 in* x 10 ft 9 in*	
WC	2667 mm x 1077 mm
8 ft 9 in x 3 ft 6 in	



**First Floor**

Bedroom 1	3960 mm* x 2850 mm
12 ft 12 in* x 9 ft 4 in	
En suite	2560 mm x 1850 mm
8 ft 5 in x 6 ft 1 in	
Bedroom 2	3290 mm x 2850 mm
10 ft 9 in x 9 ft 4 in	
Bedroom 3	3040 mm* x 2250 mm*
9 ft 12 in* x 7 ft 4 in*	
Bathroom	2560 mm x 1950 mm
8 ft 5 in x 6 ft 5 in	

### The Cedar

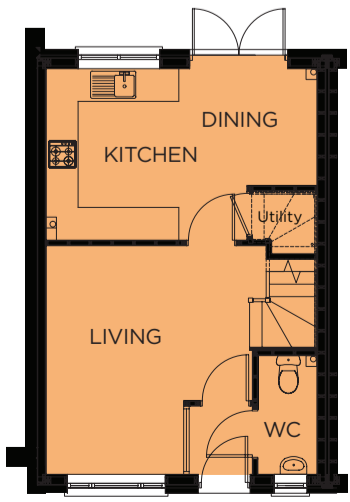
**PLOTS 5, 6, 7, 8 & 10**

- Comfortable 2 bed cottage
- Large dining kitchen
- Garden & dedicated parking space

\* denotes maximum

**Ground Floor**

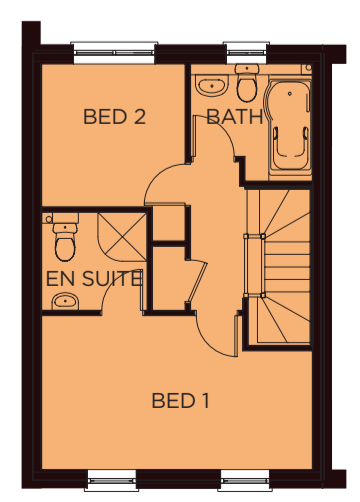
Kitchen / Dining	5000 mm* x 3200 mm*
16 ft 5 in* x 10 ft 6 in*	
Living	4250 mm* x 3810 mm
13 ft 11 in* x 12 ft 6 in	
WC	2230 mm x 1070 mm
7 ft 4 in x 3 ft 6 in	



Ground Floor

**First Floor**

Bedroom 1	5000 mm* x 2875 mm*
16 ft 5 in* x 9 ft 5 in*	
En suite	1950 mm x 1800 mm
6 ft 5 in x 5 ft 11 in	
Bedroom 2	2675 mm x 2650 mm
8 ft 9 in x 8 ft 8 in	
Bathroom	2250 mm* x 2200 mm*
7 ft 5 in* x 7 ft 2 in*	



First Floor