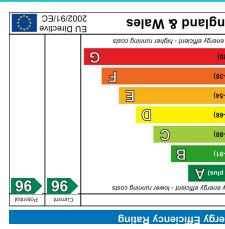
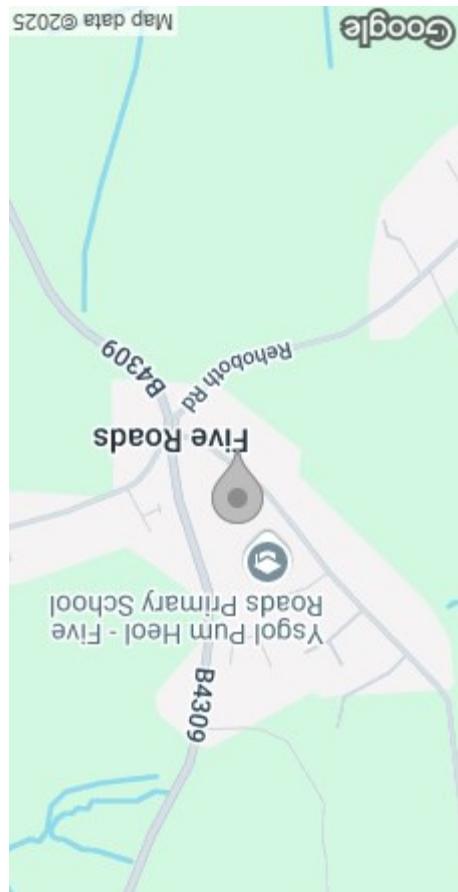




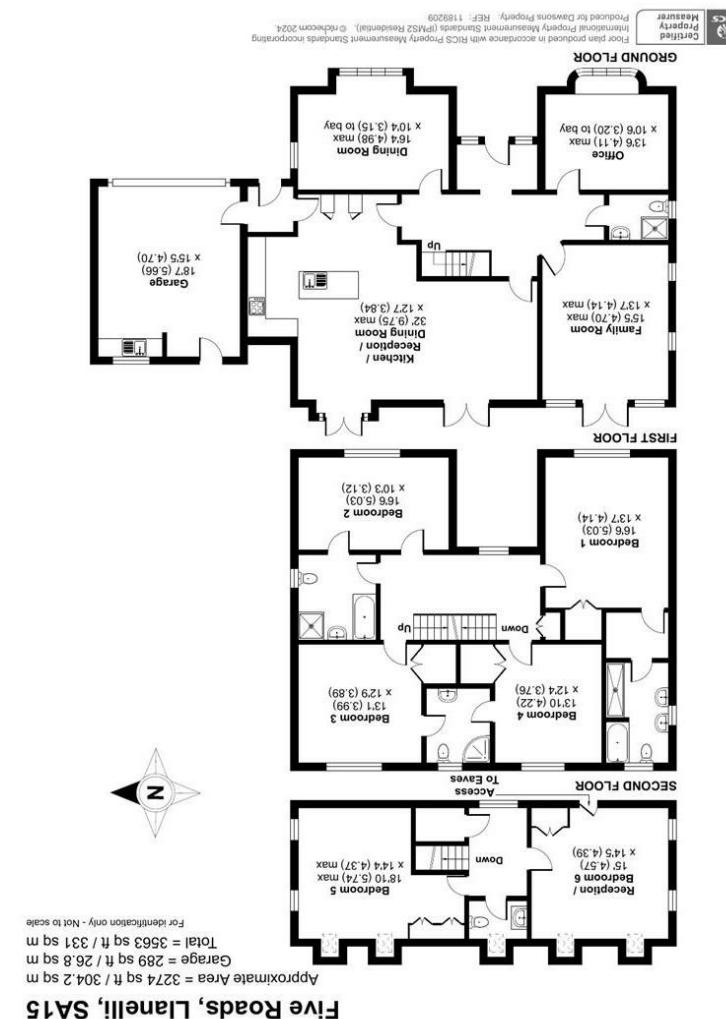
These particulars or representations of fact, but must satisfy themselves as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



7 Heol Hen
Five Roads, Llanelli, SA15 5HJ
Asking Price £600,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Nestled in the charming village of Five Roads, Llanelli, this impressive six-bedroom detached residence is a true gem waiting to be discovered. Just a short 10-15 minute drive from Llanelli town centre and a mere 20 minutes from the picturesque market town of Carmarthen, this property offers the perfect blend of tranquillity and convenience.

As you step into the grand entrance hallway, you are greeted by the elegance and space that this home exudes. The property boasts four reception rooms, including a formal dining room, a cosy family lounge, a well-fitted home office, and an inviting open-plan kitchen/dining/family area - perfect for both relaxing and entertaining.

The first floor of this magnificent home features four bedrooms, with a jack and jill bathroom, a family bathroom, and an ensuite to the luxurious master bedroom suite. Bedrooms five and six are situated on the top floor, offering privacy and serviced by a convenient toilet room.

Outside, the well-maintained gardens provide a private oasis to unwind and enjoy the outdoors. Whether you're looking for a peaceful retreat or a spacious family home, this property offers the best of both worlds. Don't miss the opportunity to make this



FULL DESCRIPTION

ENTRANCE HALLWAY

DINING ROOM

16'4" x 10'4" (into bay) (4.98 x 3.15 (into bay))



OFFICE

13'5" max x 10'5" (into bay) (4.11 max x 3.20 (into bay))



FAMILY ROOM

15'5" max x 13'6" max (4.70 max x 4.14 max)



SHOWER ROOM

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

31'11" max x 12'7" (9.75 max x 3.84)



UTILITY ROOM

GARAGE

18'6" x 15'5" (5.66 x 4.70)

FIRST FLOOR

BEDROOM ONE

16'6" x 13'6" (5.03 x 4.14)

ENSUITE

FAMILY BATHROOM (JACK AND JILL)

BEDROOM TWO

16'6" x 10'2" (5.03 x 3.12)

BEDROOM THREE

13'1" x 12'9" (3.99 x 3.89)

BEDROOM FOUR

13'10" x 12'4" (4.22 x 3.76)

SECOND FLOOR

BEDROOM FIVE

18'9" max x 14'4" max (5.74 max x 4.37 max)

BEDROOM SIX

14'11" x 14'4" (4.57 x 4.39)

EXTERNAL FRONT AREA

REAR GARDEN

ADDITIONAL INFORMATION

You are advised to refer to Ofcom checker for mobile signal and coverage.

Electric - YES: OVO

Gas - YES: OVO

Water - YES - Welsh Water

Broadband: BT

