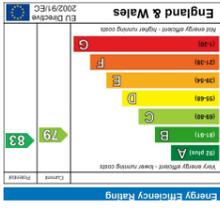


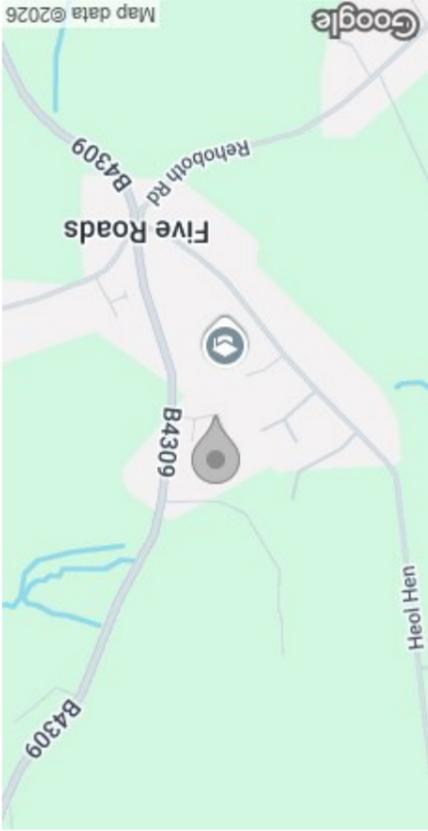
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Which every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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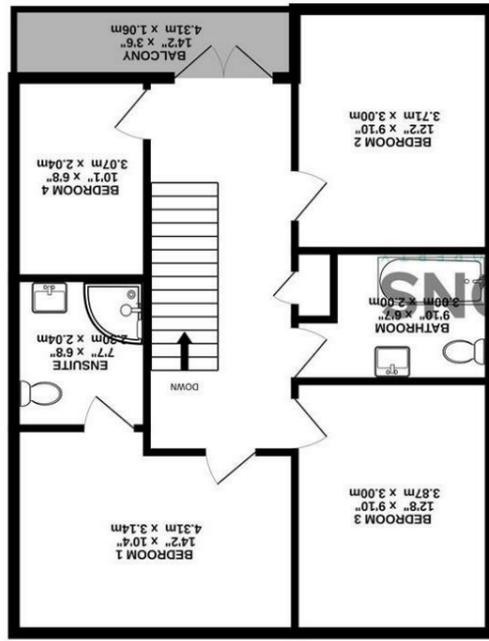
TOTAL FLOOR AREA: 1445 sq.ft. (134.3 sq.m.) approx.



EPC



AREA MAP



1ST FLOOR (65.5 sq.m.) approx.



GROUND FLOOR (68.8 sq.m.) approx.

FLOOR PLAN



5 Clos Clement
 Five Roads, Llanelli, SA15 5YQ
 Asking Price £420,000



GENERAL INFORMATION

Discover a home that truly has the "wow" factor—a stunning, energy-efficient property that blends modern luxury. This four-bedroom home offers a lifestyle that feels both indulgent and forward-thinking, perfectly positioned in a clean, well-planned development in a semi-rural setting.

From the moment you arrive, it's clear this property is something special. Presented in immaculate, turn key condition, the home feels as fresh and flawless as the day it was built. Thoughtfully upgraded with premium extras from the original build, every detail has been designed for comfort, efficiency and effortless living.

Step inside and you'll find a light-filled interior that flows beautifully, offering generous living space for modern family life. With four well-proportioned bedrooms, a stylish family bathroom, and the luxury of a private en-suite, this home offers both practicality and a sense of everyday indulgence.

Sustainability sits at the heart of this property. Designed for the future, it boasts solar panels, efficient electric heating, and a dedicated electric vehicle charging point, making it an eco-conscious choice without compromising on comfort or style.

Outside, the home continues to impress. A driveway to the side provides convenient parking, while the low-maintenance garden means you can spend more time enjoying the space rather than maintaining it. Tucked within the garden is a purpose-built summer house, perfect as a home office, studio, gym, or peaceful retreat.

FULL DESCRIPTION

ENTRANCE

WELCOMING HALLWAY

LIVING ROOM

18'9" x 10'3" (5.74m x 3.13m)

CLOAKROOM

OPEN PLAN KITCHEN WITH DINING AREA

24'7" x 14'0" (7.51m x 4.27m)

UTILITY ROOM

9'8" x 6'6" (2.97m x 2.00m)

FIRST FLOOR

LANDING

BALCONY

14'1" x 3'5" (4.31m x 1.06m)



BEDROOM ONE
14'1" x 10'3" (4.31m x 3.14m)

EN-SUITE
7'6" x 6'8" (2.30m x 2.04m)

BEDROOM TWO
12'2" x 9'10" (3.71m x 3.00m)

BEDROOM THREE
12'8" x 9'10" (3.87m x 3.00m)

BEDROOM FOUR
10'0" x 6'8" (3.07m x 2.04m)

FAMILY BATHROOM

EXTERNAL

SUMMER HOUSE

PARKING

Drive
Electric Vehicle Charging Point

EPC-C

COUNCIL TAX BAND=F

SOLAR PANELS

SERVICES

Heating System - Electric room heaters
Mains gas, electricity, sewerage and water (meter)
Broadband - The current supplier is EE
Mobile - There are no known issues with mobile coverage using the vendors current supplier, EE
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

