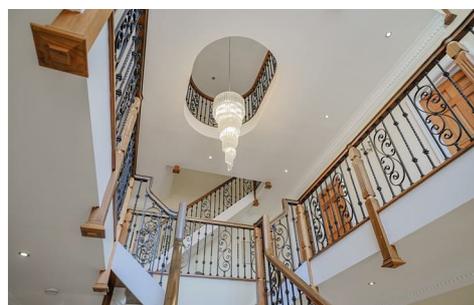
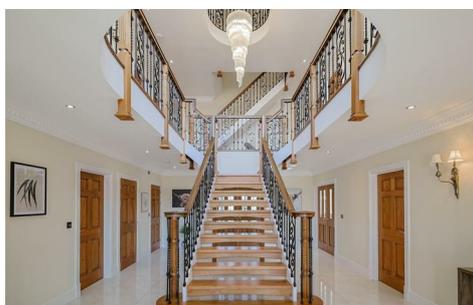




## 6 Clos Y Parc

Five Roads, Llanelli, SA15 5HB

Asking Price £750,000



# FULL DESCRIPTION

Five Roads is a charming and well-regarded village that continues to attract buyers seeking a balance of peaceful rural living and convenient access to amenities. With a strong sense of community, the area benefits from local shops, traditional pubs, reputable schools, and scenic countryside walks right on your doorstep. The nearby coastline and attractions such as Llanelli Millennium Coastal Path provide endless opportunities for leisure, while excellent transport links connect you easily to surrounding towns and cities, making it a highly desirable place to call home.

Let's now take a look in more detail...

## Approach

After journeying through the picturesque village of Five Roads, you meander along the attractive street of Clos-Y-Parc where you are warmly greeted by No. 6. The property is approached via grand double gates, complemented by an additional pedestrian iron gate, opening into impressive grounds. To the front, a substantial brick-paved driveway provides ample parking for multiple vehicles and is bordered by a wall, mature trees, and shrubs, all beautifully illuminated by external lighting. Your attention is immediately drawn to the striking façade of the home, where a four-pillar covered porch, complete with spotlighting, creates a grand and inviting entrance that guides you inside.

Throughout the home, modern features such as ground floor underfloor heating with individual thermostats and a comprehensive alarm system add both comfort and peace of mind.

Step inside...

## Entranceway

You are welcomed into an awe-inspiring three-storey entrance hall where the gallery landings from the first and second floors overlook this magnificent space. Instantly impressive, this area is filled with natural light and an abundance of features that capture your attention from every angle. The tiled flooring benefits from underfloor heating, while two sash windows to the front and frosted feature windows flanking the entrance door enhance the brightness. Decorative coving, extensive spotlighting, and a stunning central chandelier complete the space beautifully. From here, you have access to the study, WC, dining room, lounge, kitchen/breakfast room, and a practical cloakroom for neatly storing coats and shoes, along with the alarm system control panel.

## Study

16'2" x 13'1" (4.95 x 4.00)

Situated to the front of the home, the study is a naturally bright and versatile space, enhanced by two sash windows that flood the room with light. Featuring tiled flooring with underfloor heating, decorative coving, and a ceiling rose, this room can easily be adapted to suit a variety of needs, whether as a home office, playroom, or additional reception space.

## WC

The ground floor WC houses a large wash basin with storage beneath, a WC, tiled walls, and tiled flooring with underfloor heating, a mirror with touch sensor lighting, and an extractor fan.

## Kitchen/Breakfast Room

32'9" x 14'10" (10.00 x 4.53)

Wow—what a wonderful kitchen/breakfast room. Entered via double doors from the entrance hall, your eyes are immediately drawn to the sliding patio doors and additional rear window, perfectly framing views of the garden and rolling countryside beyond. Flooded with natural light, this substantial space features tiled flooring with underfloor heating, spotlighting, feature lighting, coving, and a ceiling rose. The kitchen is fitted with an extensive range of wall, tall, and base units topped with sleek black granite worktops. Integrated appliances include a double FRANKE stainless steel sunken sink with swan tap, Baumatic dishwasher, Kenwood 5-ring gas hob with elevated extractor, oven/grill, microwave, and fridge/freezer. There is also ample space for a breakfast table, making it an ideal hub for family life and entertaining.

## Utility Room

Located just off the kitchen, the utility room provides additional practicality with extra storage, a single Blanco stainless steel sink, and space for two under-counter appliances. The room benefits from tiled flooring with underfloor heating, a side window, a system gas Boiler direct access to the garden, and two large storage cupboards with fitted shelving.

## Lounge

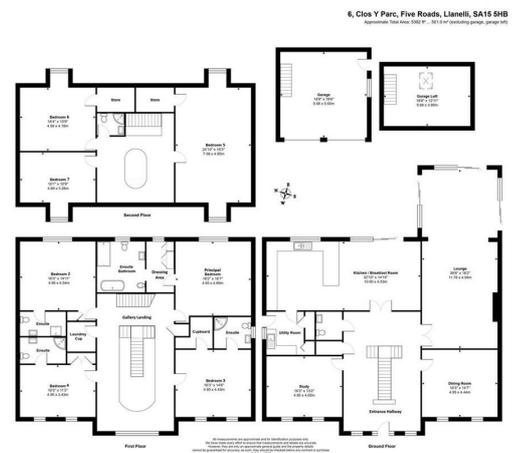
38'7" x 16'2" (11.78 x 4.94)

The lounge is another exceptional "wow" space, accessed via double doors from the entrance hall. This stunning room is filled with natural light thanks to triple-aspect windows that showcase breathtaking views of the garden and rolling hills beyond. Three sliding doors lead directly to the rear patio, seamlessly connecting indoor and outdoor living—perfect for summer days. The room features tiled flooring with underfloor heating, spot and central lighting, decorative coving and ceiling rose, and a beautiful feature fireplace that serves as a focal point.

# AREA MAP



# FLOOR PLANS



# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	82	84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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