

Floor 1 Building 1

- Lounge: 14'0" x 15'0" (4.26 x 4.56 m)
- Utility Room: 7'0" x 5'9" (2.01 x 1.77 m)
- Kitchen/Diner/Breakfast: 11'0" x 27'1" (3.44 x 8.25 m)
- Study: 7'0" x 6'8" (2.00 x 2.04 m)
- Hallway: 7'0" x 6'4" (2.00 x 1.96 m)
- Cloakroom: 3'0" x 4'2" (0.99 x 1.29 m)

Floor 2 Building 1

- Bedroom 1: 14'0" x 15'0" (4.26 x 4.57 m)
- Bedroom 2: 10'0" x 13'9" (3.03 x 4.21 m)
- Bedroom 3: 8'0" x 12'9" (2.43 x 3.87 m)
- Bedroom 4: 8'0" x 10'6" (2.44 x 3.19 m)
- Bathroom: 8'0" x 5'8" (2.43 x 1.74 m)
- En-suite Shower Room: 7'0" x 5'8" (2.00 x 1.74 m)
- Landing: 10'0" x 4'4" (3.03 x 1.34 m)

Floor 1 Building 2

- Garage: 18'0" x 9'2" (5.44 x 2.81 m)

Approximate total area⁽¹⁾
1520.94 ft²
141.3 m²

(1) Excluding balconies and terraces

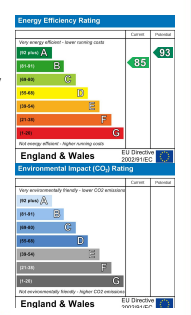
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



1a Llys Bryn Gwyrdd, Five Roads, Llanelli, Carmarthenshire, SA15 5DY

- Timber-framed New Build Property
- Lounge & Study
- Driveway & Garage
- Finished to a High Standard
- 10 Year Buildzone Guarantee from 2023
- Four Bedrooms
- Underfloor-heating on the Ground Floor, Gas C/H to the First Floor
- South-westerly Rear Enclosed Garden
- Chain-free
- EPC RATING B. COUNCIL TAX BAND G.



£399,995

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

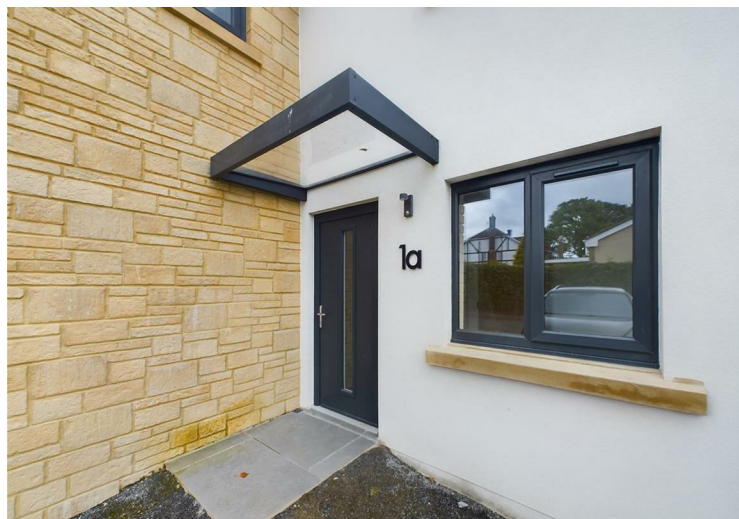
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: Mains gas, electric, water and sewage. We have not checked or tested any of the services or appliances at the property.
TAX: Band 'G'

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps

Take on JHL/SC/0724/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

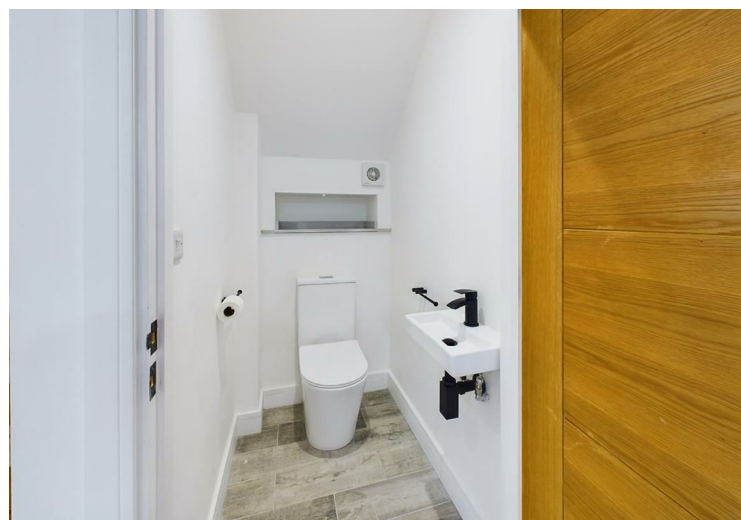
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



It's rare to find a newly built home that has gone that extra mile with the finishing touches, and it is also scarce to find a property that ticks all the boxes. Maybe your house search has ended when we dazzle you with this stunning, detached timber-framed property. Tucked away in a small private estate with four neighbours off Rehobeth Road, we have the pleasure of offering this perfect example of a family home for sale. Underfloor heating throughout the groundfloor with five zone controls, a beautiful high-gloss kitchen with granite worktops and all integrated appliances and the most classic looking family bathroom and en-suite that is very much on trend, the only thing this house is missing is an owner! Call today on 01554 759655 to arrange your viewing. EPC RATING G.

Accommodation comprises a Hallway, cloakroom, study, lounge, spacious kitchen/diner/breakfast room, utility room, landing family bathroom, and four bedrooms-three of which are doubles, and the master has an en-suite shower room. Externally, open-aspect frontage with driveway offering ample parking leading to a detached garage. To the rear, an enclosed "blank canvas" is ready for you to put your stamp on.

Five Roads is a small hamlet not far from Llanelli, where five roads lead off The Square, the central part of the village on the main road. The five roads are Rehoboth Road, Horeb Road, Heol Hen, and the entrance and exit of the main road, known as Ynys-y-Cwm Road on the Llanelli side and Eclipse Terrace on the Carmarthen side. There are two pubs, The Stag and Waun Wyllt, which are 1/4 mile distant in the neighbouring hamlet of Horeb. The Stag Pub is famous as the meeting place of the Rebecca Rioters, who gathered there to plan raids in the 18th Century. A new addition to the village is the state-of-the-art primary school.



..AGENTS VIEWING NOTES

KEY INFORMATIONTimber framed property, built in 2023- build zone ten-year warranty issued when the property's sale is completed. All mains gas, electric, water and sewerage connected. For this location, according to Offcom, this is the following information: Broadband availability - Superfast (47 Mbps), Mobile availability - Limited coverage for Vodafone, EE and O2, no Three mobile coverage. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. There is a right-of-way over the private road, which is formalised by a deed of easement. There is a contribution cost where you (the vendor) will pay 20% towards the road maintenance alongside four other residents. The garden has not been landscaped and is as seen. No carpets will be laid upstairs, and it is as seen. The vendor will lay the driveway and a small patio plus pathways will be included if the full asking price is achieved.

HALLWAY

STUDY/OFFICE
6'8" x 6'6" (2.04 x 2.00)

LOUNGE
14'11" x 13'11" (4.56 x 4.26)

CLOAKROOM
4'2" x 3'2" (1.29 x 0.99)

KITCHEN/BREAKFAST/DINER
27'0" x 11'3" (8.25 x 3.44)

UTILITY ROOM
6'7" x 5'9" (2.01 x 1.77)

LANDING

FAMILY BATHROOM
7'11" x 5'8" (2.43 x 1.74)

BEDROOM 1

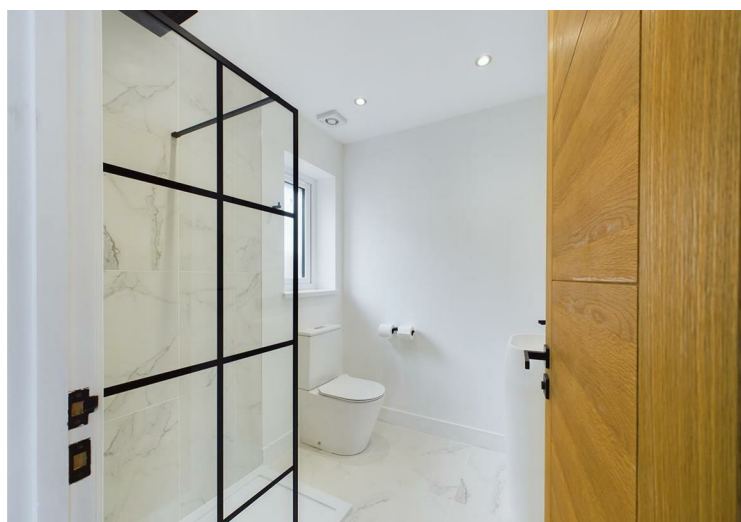
EN-SUITE SHOWER ROOM
6'6" x 5'8" (2.00 x 1.73)

BEDROOM 2
13'9" x 9'11" (4.21 x 3.03)

BEDROOM 3
12'8" x 7'11" (3.87 x 2.43)

BEDROOM 4
10'5" x 8'0" (3.19 x 2.44)

GARAGE
17'10" x 9'2" (5.44 x 2.81)



DIRECTIONS

At our office turn left and head for Station Road traffic lights, at the traffic lights, turn right moving into the left-hand lane as you follow the road around. At the second set of traffic lights go straight ahead going through West End taking the first turning on your right signposted "New Road". Follow the road and at the mini-roundabout go straight across and follow the road passing "Stradey Park Hotel" on your right. Continue following the road making your way into the village of "Five Roads". Just before "The Stag" turn left at this junction onto "Rehobeth Road". Follow the road along and just before the "Brynymor" Estate there is a left hand private road names "Llys Bryn Gwyrd", turn here and the property is the first one on the right, number 1a.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.