



Plot 10 Pen-Y-Fai Gardens, Pen Y Fai Lane, Llanelli, SA15 4EN



A beautiful new build home spanning 1,871.8 sq ft, blending modern elegance and family-friendly design by the renowned Clews Homes.

From its expansive open-plan kitchen and family space to a tranquil lounge and a versatile study, every inch exudes style and practicality.

Nestled in Llanelli's sought-after community, with coastal walks, vibrant shops, and excellent amenities close by—this is contemporary living at its finest.



£575,000 FREEHOLD





Plot 10 at Pen-Y-Fai Gardens

A fabulous brand new four bedroom detached home, offering approximately 1,871.8 sq ft of light-filled and beautifully crafted living space. Perfectly positioned within the peaceful environs of Pen-Y-Fai Gardens, this exquisite home benefits from a generous landscaped plot, block-paved driveway, and close proximity to Llanelli's many local attractions.

Modern Family Living

Upon entering, a welcoming hallway leads to an expansive kitchen and family area, thoughtfully designed for both casual dining and relaxed get-togethers. A discreet utility and WC provide everyday practicality, while the separate lounge creates a tranquil retreat for quieter moments or entertaining guests. The ground floor also features a versatile study—ideal for homeworking or simply unwinding with a good book.

Four Spacious Bedrooms

Upstairs, the principal bedroom boasts its own en suite, adding a luxurious touch to daily life. Three further double bedrooms share a well-appointed family bathroom, with each room enjoying ample storage and plenty of natural light—ensuring a warm and inviting ambience throughout.

Exceptional Quality & Attention to Detail

Crafted by Clews Homes, a trusted Swansea-based family firm, Plot 10 showcases high-quality finishes at every turn—elegant internal doors, smooth painted walls, and a meticulous approach to design that effortlessly blends style with sustainability. Outside, an enclosed rear garden provides an ideal space for al fresco dining, family play, or simple relaxation.

A Coveted Location

Nestled in a tranquil corner of Llanelli, Pen-Y-Fai Gardens lies within easy reach of retail parks, the lively town centre, and scenic coastal walks along the Loughor Estuary. From the Millennium Coastal Path and Machynys Golf Course to the bustling local café culture, everything you need for a balanced, fulfilling lifestyle is conveniently close at hand.

Your Dream Home Awaits

Combining four-bedroom flexibility with a modern, stylish interior, Plot 10 at Pen-Y-Fai Gardens is an unmissable opportunity for families, professionals, or anyone seeking the comforts of a newly built property in a well-connected coastal town.









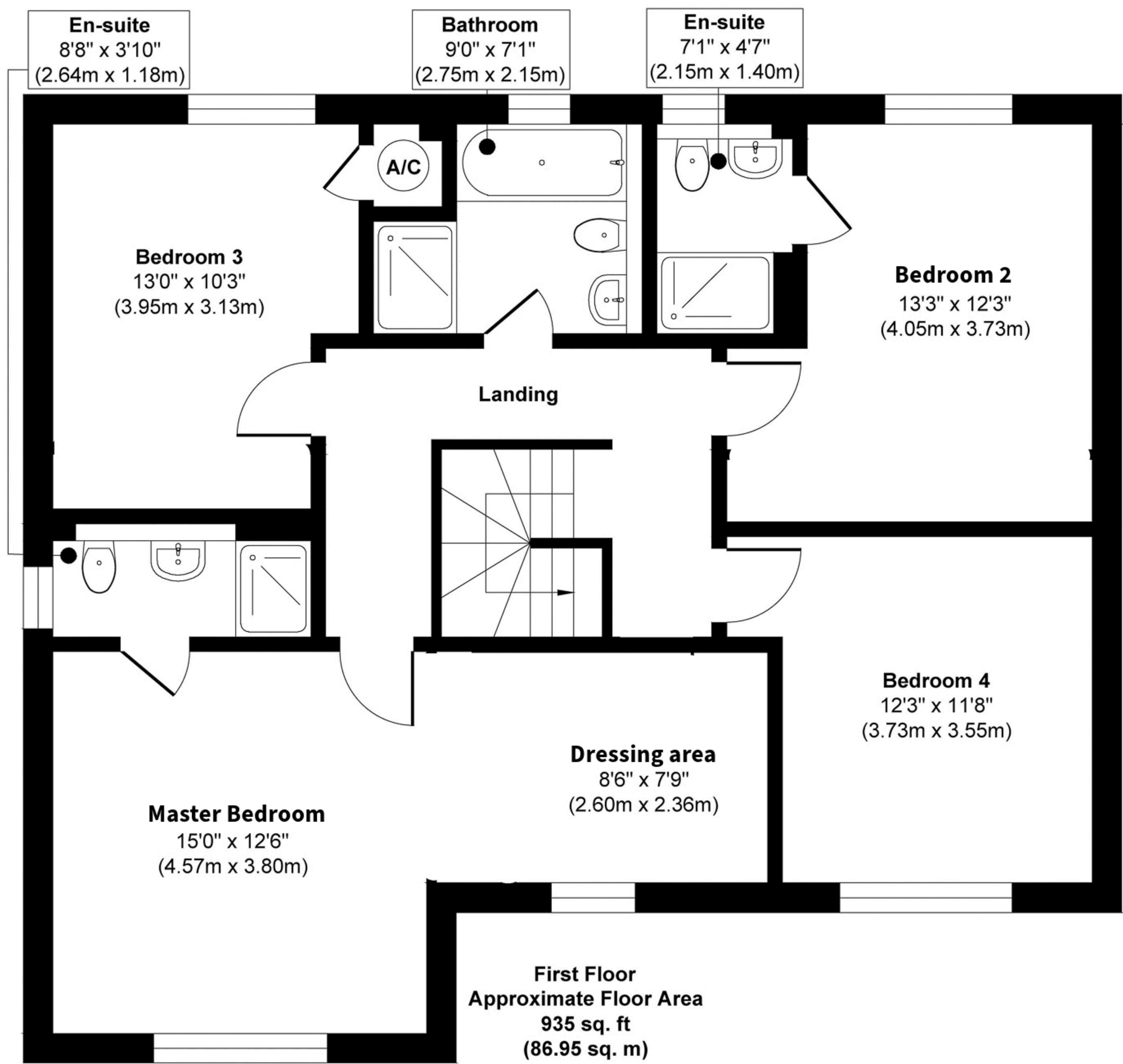
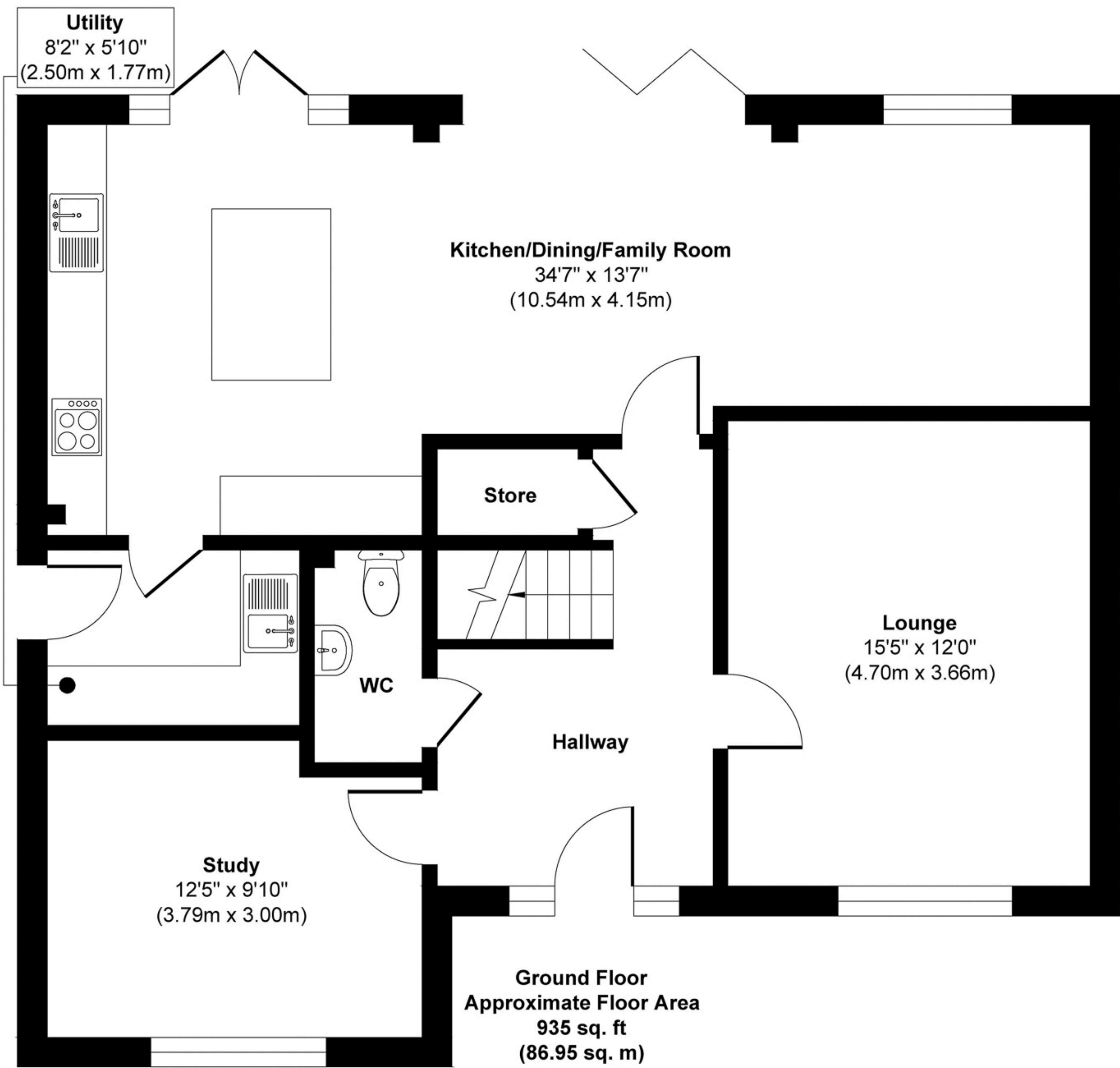








The Rhossilli, Pen Y Fai Gardens



Approx. Gross Internal Floor Area 1870 sq. ft / 173.90 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

One of Wales' most vibrant market towns, Llanelli offers everything from beautiful scenery to top class venues for food and entertainment. Set beside the dreamy blue sweep of the Loughor estuary, it's a popular destination for cycle rides and coastal strolls along the Millennium Coastal Path, where the Nicklaus-designed Machynys Golf Course and Country Club makes the most of the spectacular estuary views.

Further sporting entertainment can be enjoyed at the nearby Ffos Las Racecourse, which hosts regular race days throughout the year, and at Parc y Scarlets, the home of the Scarlets rugby team. Anyone seeking a pampering experience should head to Monks Premier Spa, located close to Pen-Y-Fai Gardens, where you can enjoy relaxing spa days backed by excellent food and drink.

For shopping, there's the bustling town centre with its traditional covered market, high street names and independent shops, while on the outskirts of town Parc Trostre Retail Park offers an impressive selection of big-name stores.

For arts and culture there's always plenty on offer, ranging from home grown and touring shows at Ffwrnes Theatre to heritage tours and private concerts at the magnificent Stradey Castle, which is just four minutes drive from Pen-Y-Fai Gardens. In central Llanelli, Parc Howard offers beautiful gardens and a fascinating museum, while Llanelly House provides the chance to step back to Georgian times on a historical tour – or simply call in for delicious refreshments.



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