

Llys Dini, Heol Hen, Pum Heol

Offers Over £550,000

4 3 3



Quote reference DS1317 when enquiring.

Llys Dini is a beautifully presented four-bedroom detached home set in the desirable village of Five Roads. Built in 2004 to a high standard, this elegant property combines contemporary comfort with the charm of a rural setting. Offering generous accommodation, landscaped gardens, and sweeping views, it provides the ideal retreat for family life or professional living with space to grow.

Ground Floor:

Entrance Hall:

A bright and welcoming entrance hall with Welsh slate tiled flooring and an Oak, hand made staircase leading to the first floor, setting the tone for the home's spacious layout.

Living Room: 19'9ft x 12'11ft (6.02m x 3.94m)

A large, comfortable lounge featuring French doors opening onto the rear garden, allowing natural light to fill the space, perfect for relaxing or entertaining. Leading to;

Dining Room: 13'4ft x 12ft (4.07m x 3.67m)

Versatile second reception room that can serve as a formal dining area, playroom, or home office, depending on your needs.

Family Room: 14'2ft x 12'11ft (4.31m x 3.94m)

This reception room offers further versatility, currently used as a second sitting room to the front of the home.

Study: 12'11ft x 7'11ft (3.94m x 2.42m)

Used as a Study, this room could quite easily be used as playroom, snug or remain as the home office, tucked away to the front of the property.

Kitchen / Breakfast Room: 19'9ft x 12'11ft (6.02m x 3.94m)

A stylish and practical modern kitchen fitted with an excellent range of wall and base units, granite worktops, and integrated appliances including an oven, grill, hob, and dishwasher. The central island and breakfast area make it ideal for family gatherings. Double doors open onto the rear garden, enhancing the home's indoor-outdoor flow.

Utility Room: 13'10ft x 6'9ft (4.22m x 2.07m)

A separate and spacious utility area offering additional storage and access to the outside and garage also.

Cloakroom / WC

Conveniently located on the ground floor with modern fittings.

First Floor:

Landing:

The landing area offers a huge space which gives access to;

Master Suite: 14'2ft x 12'11ft (4.31m x 3.94m)

An impressive principal bedroom complete with a dressing area and a beautifully appointed and spacious en-suite shower room.

Bedroom Two: 13ft x 12'11ft (3.97m x 3.94m)

A spacious double bedroom benefitting from its own private en-suite.

Bedroom Three 14'10ft x 12'11ft & Four 14'2ft x 12'11ft:

Two further generous bedrooms offering flexibility for family, guests, or a dedicated office/studio space.

Family Bathroom:

A spacious family bathroom comprising of a bath, enclosed shower, WC & wash handbasin.

Outside

The property sits on a generous plot with a beautifully landscaped rear garden offering privacy and open rural views. The lawn, paved patios, and pergola provide ideal spaces for outdoor dining or entertaining. The front offers ample parking and access to the integral garage.

Location

Five Roads is a charming Carmarthenshire village offering a friendly community and a relaxed pace of life. The village has local amenities including a highly regarded primary school, popular eateries, and excellent access to Llanelli, Carmarthen and the M4 corridor. The surrounding countryside is perfect for walking, cycling, and enjoying outdoor life while remaining within easy reach of key transport links and coastal attractions such as Pembrey Country Park and Cefn Sidan Beach.

Summary

Llys Dini is a superb example of a modern family home set in a peaceful yet convenient location. Combining quality, space, and style, it provides everything a family could want, from versatile living areas to tranquil gardens and captivating countryside views.

A home designed for comfort, finished with care, and ready to enjoy.

Key Features

- Quote reference DS1317 when enquiring.
- Versatile living spaces
- Driveway offering ample parking
- Countryside views
- Sought after location
- Four spacious bedrooms, 2 with en-suites
- Stylish fitted kitchen
- Garage
- Move-in-ready condition
- Freehold

Llys Dini, Heol Hen, Five Roads, SA15 5HJ

Approximate Gross Internal Area
3337 sq ft - 310 sq m



Not to Scale. Produced by The Plan Portal 2025
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