



Clos Clement, Five Road, Llanelli, SA15

Offers In Region Of £459,950



Calow Evans
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Clos Clement, Five Road, Llanelli, SA15

An impressive four-bedroom modern property situated in a sought-after location in Five Roads, Llanelli. This home features a contemporary layout that is ideal for families, including a full-width kitchen/diner, four double bedrooms, and en-suite facilities. Additional highlights include a ground-floor WC, utility room, and a first-floor bathroom. The property also boasts a balcony off the landing, offering fantastic countryside views. Externally, there is a driveway providing ample parking, an enclosed, low-maintenance rear garden, and a garden room that can be used as an office or for various other purposes. Viewing is essential to appreciate the location of this ideal family home.

Five Roads is a tranquil village in Llanelli, ideal for families and nature enthusiasts. It features beautiful countryside walks, excellent schools, and local pubs, along with convenient access to Llanelli, Swansea, and Carmarthen via the M4 motorway.





Entrance Hallway:

Stairs to first floor, radiator.

Cloakroom:

WC, wash hand basin.

Lounge:

5.41m x 3.12m (17'9" x 10'3")

Double glazed window to front, radiator.





Kitchen/Dining Room:

7.42m x 4.27m (24'4" x 14'0")

Double glazed window & French doors to rear, fitted with a range of wall & base units, integrated dishwasher, central island, sink & draining board unit, electric oven & hob, extractor fan over.

Utility Room:

2.92m x 1.98m (9'7" x 6'6")

Double glazed door & window to side, sink & draining board unit, plumbing for washing machine.

First Floor Landing:

Double glazed French doors to balcony.

Bedroom One:

4.14m x 3.12m (13'7" x 10'3")

Double glazed window to rear, radiator, door to:

En-Suite:

Double glazed window to side, WC, mains shower in double enclosure, WC, wash hand basin, radiator.

Bedroom Two:

3.84m x 3.12m (12'7" x 10'3")

Double glazed window to rear, radiator.

Bedroom Three:

3.71m x 3.38m (12'2" x 11'1")

Double glazed window to front, radiator.

Bedroom Four:

2.9m x 2.01m (9'6" x 6'7")

Double glazed window to front, radiator.

Bathroom:

Double glazed window to side, radiator, suite comprising panelled bath with shower over, WC, pedestal wash hand basin.





Externally:

Tarmacadam driveway to the front offering ample parking, side pedestrian access to an enclosed rear garden mainly gravelled with Cotswold stone, paved patio area, raised flower beds, Garden Room, electric vehicle point on driveway.

Services:

We are advised that mains services are connected. Owned solar panels & electric heating.

Tenure:

Freehold.

Council Tax:

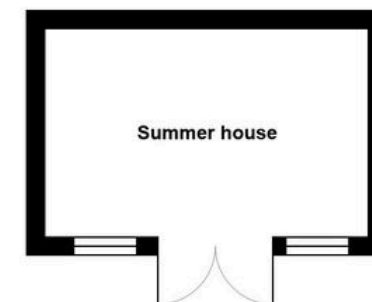
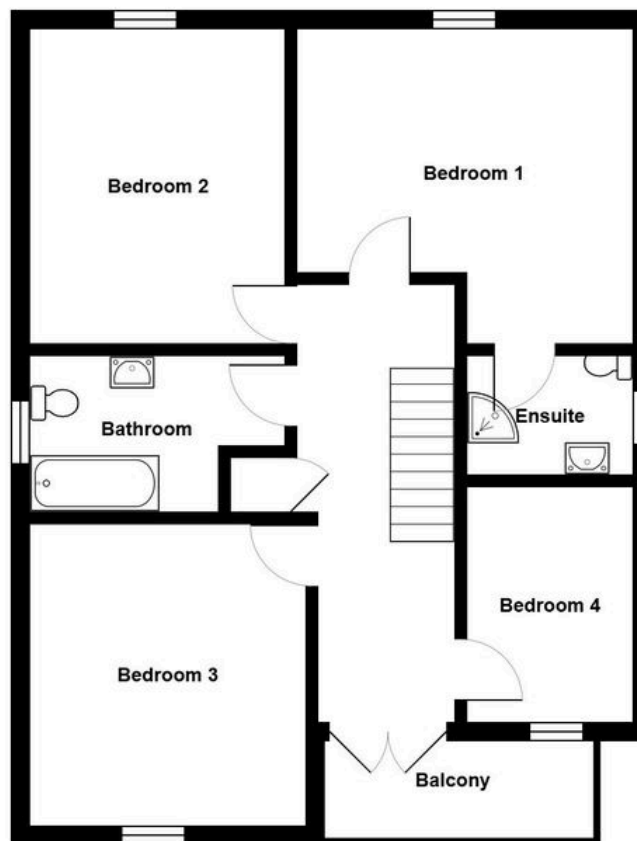
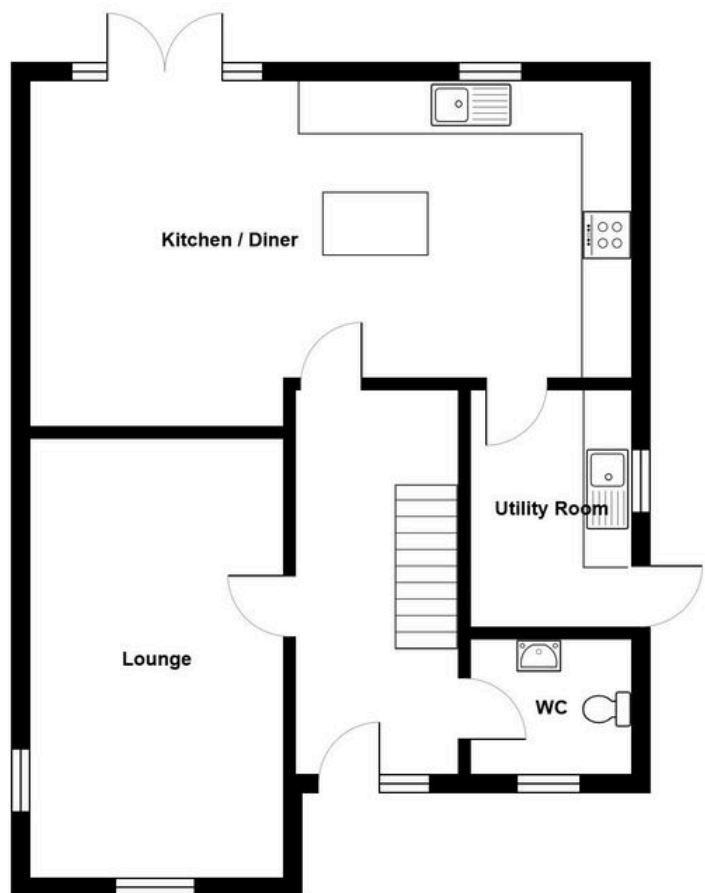
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Broadband/Mobile Phone Coverage:

There is ultrafast broadband and mobile phone coverage in the area.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



All measurements are approximate and for display purposes only



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