



5 Cefn Padrig
, Llanelli, SA15 2DH
Offers Over £750,000



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Incredible FOUR BEDROOM detached property situated frontline to the Llanelli Coastal Path. A unique and enviable location adjacent to Pentre Nicklaus Village and the renowned Machynys Peninsula Golf & Premier Spa. A modern home crafted with excellence & designed to a bespoke plan seamlessly integrating natural elements, sleek architecture & a calming color palette. A serene and harmonious living space, perfectly at home alongside the colourful, everchanging seascape which surrounds it. This luxurious home features an open-plan living area which maximises natural light & stunning views. The kitchen/dining area is fantastically equipped with a large footprint and an excellent range of fitted units & appliances, including dual ovens & an integral coffee maker. The perfect environment for simple family dinners or larger gatherings & events. The 1st floor benefits from a gallery landing with dramatic high ceilings to nearly all rooms and wrap around balconies to the rear. Two double bedrooms also feature en-suites and the family bathroom is arranged with a shower and tub.

The meticulous care that the current owners have for this beautiful home is evident inside and out, with a neat driveway & integral garage to the front and beautifully landscaped rear garden with patio area and stunning views. The garden path leads from the house to the beach, reinforcing the connection between the home and its coastal setting. Call to view this life changing home now!





Hallway

16'2" x 6'5" (4.95 x 1.97)

Sizable entrance hallway, with gallery landing above, oak flooring and composite front door.

WC

9'9" x 3'5" (2.98 x 1.06)

Large ground floor cloakroom, with part wood panelled walls, PVCu windows, radiator, sink & WC.



Utility/Bar Room

9'10" x 6'0" (3.00 x 1.85)

Leading to the garage, with a range of built in units - Currently used as a bar.

Garage

17'1" x 13'8" (5.22 x 4.18)

Spacious integral garage with PVCu windows & door to the rear garden and access into the house.



Open Plan Living/Dining Room

27'6" x 21'3" (8.40 x 6.48)

Open plan living space which maximises natural light & stunning views and the dining space features space for a large family size table positioned near the patio doors to allow for dining with a view. Fitted with recessed spotlights overhead, contemporary chandelier, radiator and oak flooring.



Kitchen/Dining Room

10'4" x 10'1" (3.15 x 3.09)

Beautifully appointed kitchen comprising a range of two-toned units in a brown and cream colourway, with contrasting soft blue metro tiling. Combining sleek design with high functionality with a composite sink & pullout hose, five burner gas hob, integral fridge freezer, dishwasher, cabinet mounted double oven, microwave & coffee maker. A perfect installation providing style & practicality for any culinary enthusiast and with barista level coffee within your own home!

Landing

14'9" x 3'11" (4.50 x 1.21)

The first floor exudes architectural elegance with tall ceilings, a stunning contemporary chandelier and glazing that maximises natural light and the coastal beauty that surrounds the home.

Bedroom One

15'0" x 14'3" (4.58 x 4.35)

Main bedroom suite with tall ceiling, fitted wardrobes, oak flooring, radiator, hardwood double glazed windows & door to the wrap around balcony.

En-Suite

6'11" x 6'3" (2.13 x 1.91)

One of two en-suite bathrooms, featuring recessed spotlights, heated towel rail, shaving socket, shower, sink & WC.

Bedroom Two

14'3" x 14'2" (4.36 x 4.34)

Sizable second double bedroom, currently used as a lounge, with oak flooring, radiator, recessed spotlights, dual aspect windows & door to the second balcony.

Bathroom

9'11" x 9'10" (3.04 x 3.00)

Gorgeous contemporary bathroom with a high functionality layout featuring recessed spotlights, radiator, led mirror, shower cubicle, bathtub, sink & WC.

Bedroom Three

12'2" x 10'7" (3.73 x 3.23)

Third double bedroom comprising high ceiling, fitted wardrobe, oak flooring, radiator and windows & door to the wrap around balcony.



En-Suite Two

6'7" x 6'3" (2.03 x 1.92)

Second en-suite with shower cubicle, sink & WC.

Bedroom Four

10'2" x 9'11" (3.11 x 3.04)

Fourth double bedroom with oak flooring, radiator and dual hardwood windows.

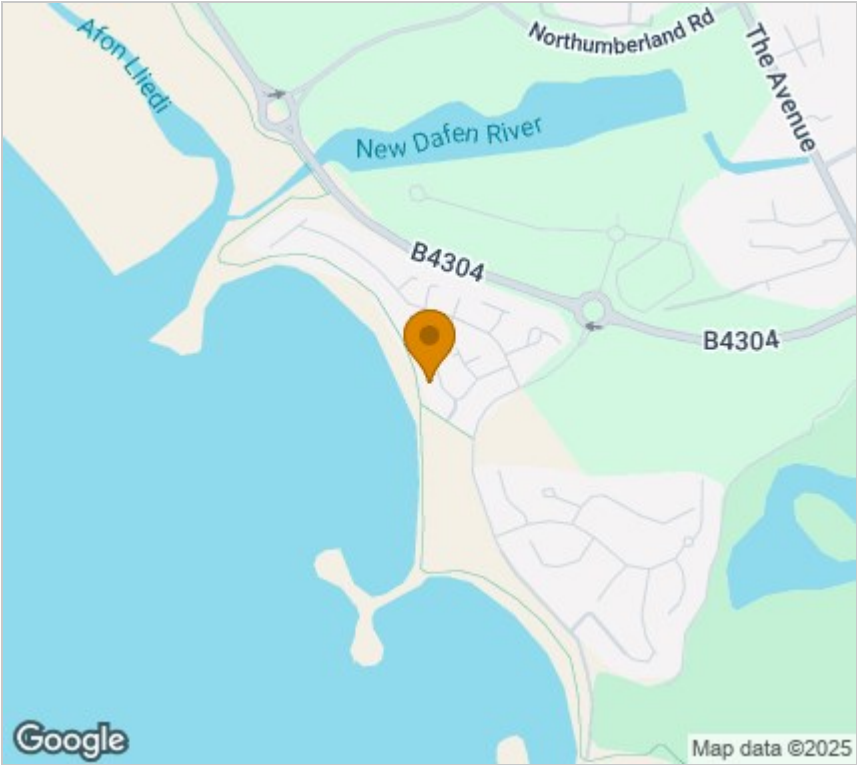
External/Location

To the front, the home benefits from fantastic kerb appeal, parking for two vehicles and an immaculate entrance. The beautifully landscaped rear garden with neat lawn, colourful borders and patio area is a haven for relaxation & entertaining. In addition, both of the first floor balconies can also be utilised for your morning coffee or a simple supper. The harmony between the property and the rugged beauty of the seafront is breathtaking, the garden path leading directly from the house to the beach, reinforcing the connection between the home and its coastal setting. A unique and enviable location adjacent to Pentre Nicklaus Village and the renowned Machynys Peninsula Golf & Premier Spa. With stunning views across the River Loughor towards Gower. The property benefits from a peaceful & tranquil environment, but is also convenient for local amenities at Trostre, The Prince Phillip Hospital and for commuting to Llanelli, Swansea and the M4 corridor.

Floor Plan



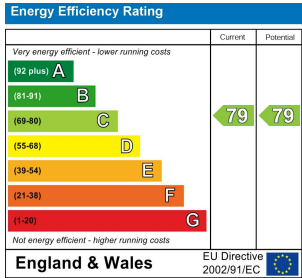
Area Map



Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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