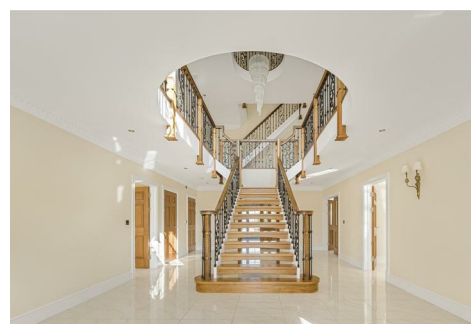
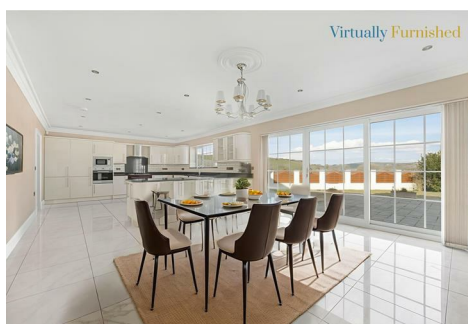




6 Clos Y Parc, Five Roads, Llanelli, SA15 5HB

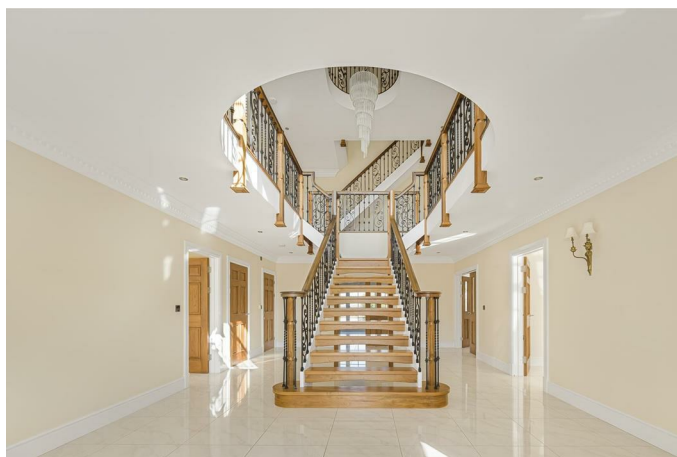
Offers Over £750,000

In the charming area of Five Roads, this exceptional detached family home is a splendid example of contemporary living. Spanning an impressive 5,479 square feet across three thoughtfully designed floors, this residence has been constructed to the highest standards by its current owners. As you step inside, you are welcomed by a grand split central staircase that serves as a striking focal point. The ground floor features three elegantly appointed reception rooms, alongside a spacious kitchen/dining and family room, which boasts sliding doors that open onto a delightful patio, perfect for entertaining or enjoying quiet moments outdoors. The first floor is home to four generously sized double bedrooms, each equipped with its own en-suite facilities, ensuring comfort and privacy for all family members. The master suite is particularly noteworthy, offering access to a private balcony that presents breath taking views of the surrounding countryside, as well as a dressing room and a luxurious en-suite bathroom. On the second floor, you will find a versatile area that can be tailored to suit various lifestyle needs. Currently, it comprises three well bedrooms, with one large enough to be divided into two separate rooms if desired. This adaptable space is ideal for a games room, office, playroom, or home gym, and is complemented by a convenient shower room. Accessed through elegant electric wrought iron gates, the property is framed by a spacious block paved driveway leading to a double garage. The rear garden offers a serene outdoor retreat, featuring a lawned area and a paved patio that seamlessly connects to the lounge/sunroom and kitchen/family room, promoting effortless indoor-outdoor living. This remarkable home is a must see, and viewing is highly recommended to fully appreciate its grandeur and the lifestyle it offers.

The Accommodation Comprises

Ground Floor

Entrance Hall



The entrance hall creates a striking first impression, accessed through a front door and framed by elegant double glazed sash windows that allow natural light to flow in. The space is enhanced by stylish tiled flooring with underfloor heating. Decorative coving adds a touch of sophistication to the ceiling, which is further complemented by recessed spotlights. A grand split central staircase serves as a focal point, leading gracefully to the first floor gallery landing.

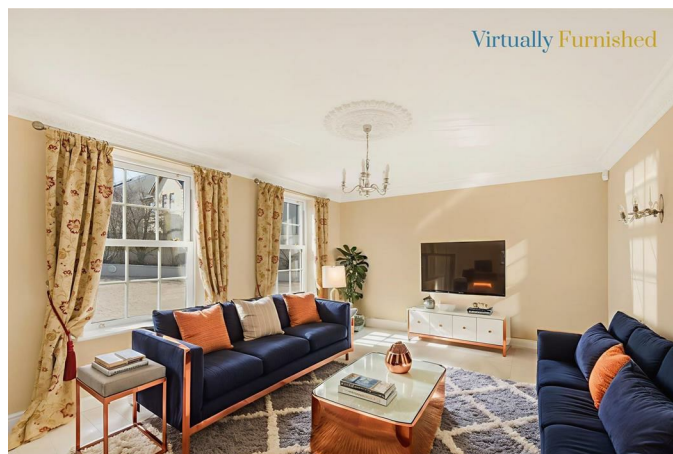
WC



The ground floor WC features a stylish two piece suite, comprising a vanity wash hand basin and a WC. The space is finished with tiled walls and flooring,

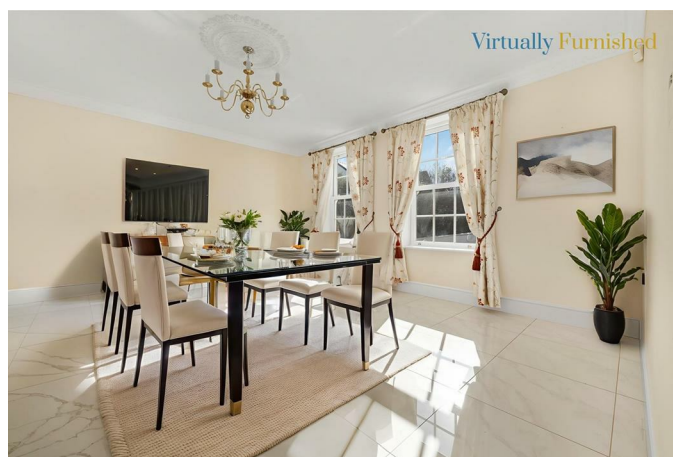
complete with underfloor heating. Decorative coving enhances the ceiling, complemented by recessed spotlights for a sleek and modern touch.

Sitting Room 13'1" x 16'2" (3.99m x 4.94m)



The sitting room is bright and inviting, featuring two double glazed sash windows to the front that allow plenty of natural light. The space is elegantly finished with tiled flooring complemented by underfloor heating. Decorative coving enhances the ceiling, which is further accented by a classic ceiling rose, adding a touch of sophistication.

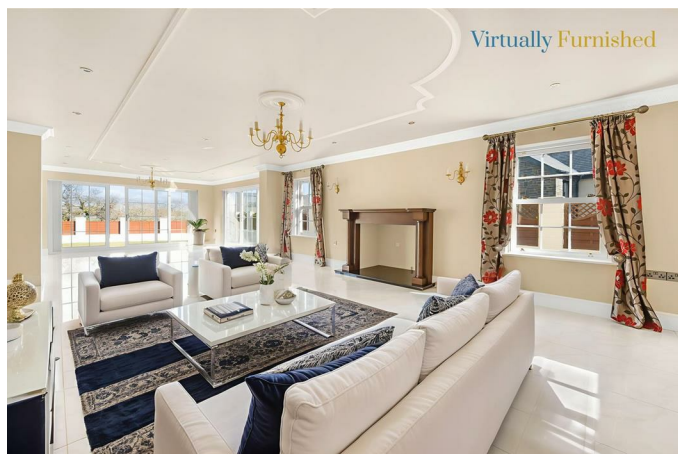
Dining Room 14'7" x 16'2" (4.44m x 4.93m)



The formal dining room exudes elegance, featuring two double glazed sash windows to the front that fill the space with natural light. The tiled flooring, complete with underfloor heating. Decorative coving enhances the ceiling, while a classic ceiling rose adds a

refined touch, making it an ideal setting for entertaining.

Lounge/Sun Room 39'5" x 16'2" (12.02m x 4.93m)



The lounge is an impressive space, it features double glazed sash windows to the side. A charming inglenook fireplace serves as a focal point with tiled flooring, complete with underfloor heating. Decorative coving, ceiling rose and recessed spotlights enhance the elegant ambiance. Sets of double glazed sliding doors open onto the rear patio, seamlessly blending indoor and outdoor living.

Another Aspect Of The Lounge/Sun Room



Kitchen/Breakfast/Family Room 14'10" x 32'10" (4.53m x 10.02m)



The expansive kitchen, dining and family room

offering a stylish and functional space for modern living. It is fitted with a range of wall and base units, complemented by sleek granite worktops. A 1.5 bowl sink unit is positioned beneath a double glazed window to the rear, providing picturesque views of the garden and nearby countryside. The kitchen is well equipped with a built-in dishwasher, an eye-level electric oven, five ring gas hob with an extractor hood and a built-in microwave. Tiled splashbacks, tiled flooring with underfloor heating, the ceiling is enhanced with decorative coving, ceiling rose and recessed spotlights. Double glazed sliding doors open onto the garden, seamlessly connecting indoor and outdoor spaces, while a separate door leads to the utility room.

Another Aspect Of The Kitchen/Breakfast/Family Room



Utility Room 8'11" x 7'0" (2.73m x 2.14m)

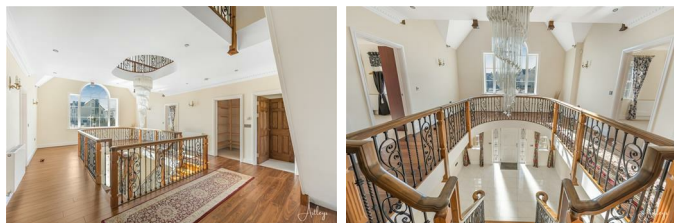


The utility room, conveniently located off the kitchen, features a base unit with a worktop for additional workspace with a stainless steel sink unit is complemented by tiled splashbacks. There is space for a washing machine and tumble dryer, along with a storage cupboard and a separate cupboard housing the

hot water tank. A wall mounted boiler is neatly positioned for easy access. Double glazed window, while a double glazed door provides access to the side of the property and a short walk to the garage side door.

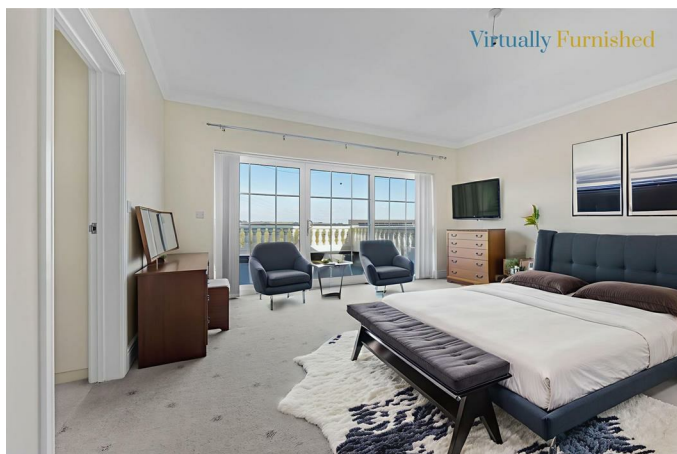
First Floor

Galleried Landing



The galleried landing is a bright and spacious feature of the home, enhanced by a striking double glazed arch window to the front that fills the space with natural light. Two radiators, coving adds an elegant touch to the ceiling. Practical storage solutions include a linen cupboard and an additional storage cupboard. A staircase leads to the second floor, completing this well appointed area.

Master Bedroom 18'1" x 16'2" (5.51m x 4.93m)



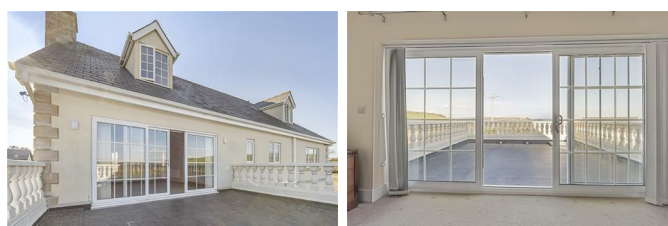
The spacious master bedroom boasts a private dressing room and a five piece en-suite bathroom, offering both comfort and convenience. A double glazed sliding door opens onto an enclosed sit out balcony, where residents can take in breath taking countryside views, making it a perfect spot for

relaxation. The room is elegantly finished with coving to the ceiling and benefits from a radiator.

Another Aspect Of The Master Bedroom



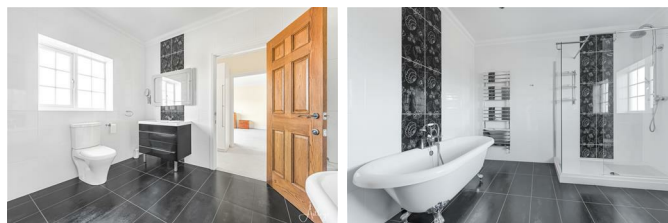
Balcony 16'8" x 16'2" (5.09m x 4.93m)



Walk-in Wardrobe

Double glazed window to rear, built-in wardrobes, door to the en-suite bathroom.

En-suite Bathroom



The master bedroom en-suite features a five piece suite, including a stylish roll top bath, vanity wash hand basin, spacious tiled double shower cubicle, bidet and a WC. The walls are elegantly tiled with a heated towel rail, ceiling spotlights and a frosted double glazed window to the rear.

Bedroom 2 18'8" x 16'2" (5.68m x 4.94m)



With a private en-suite shower room for added convenience, this room enjoys a double glazed window at the rear offers stunning countryside views, creating a serene and picturesque atmosphere. The room also includes a handy storage cupboard, radiator and a door leading to the en-suite.

En-suite - Bedroom 2



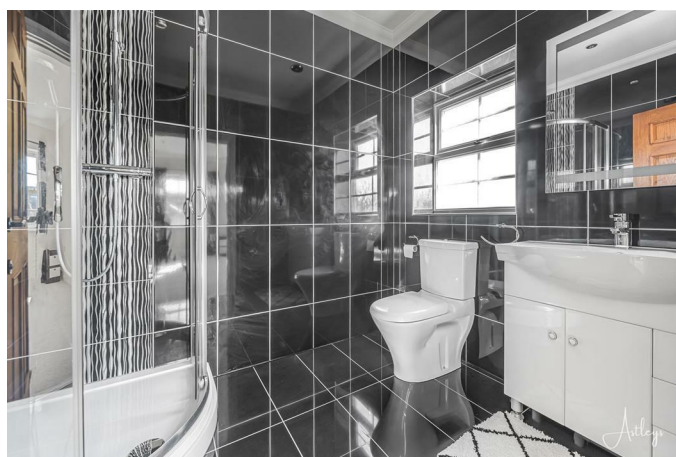
The en-suite to bedroom two is fitted with a three piece suite, including a tiled shower cubicle, vanity wash hand basin and a WC. The walls are fully tiled, heated towel rail, ceiling spotlight and a frosted double glazed window to the side.

Bedroom 3 14'7" x 16'2" (4.44m x 4.93m)



The bedroom benefits from two elegant double glazed sash windows to the front, allowing plenty of natural light to fill the space. Classic coving to the ceiling adds a touch of sophistication, radiator and a door that leads to the en-suite, enhancing convenience and privacy.

En-suite - Bedroom 3



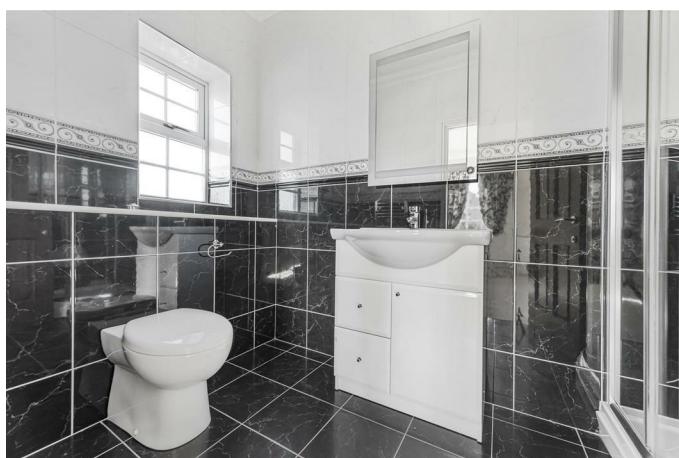
The en-suite to bedroom three is fitted with a three piece suite, including a tiled shower cubicle, vanity wash hand basin and a WC. The walls are fully tiled, heated towel rail, ceiling spotlight and a frosted double glazed window to the side.

Bedroom 4 11'3" x 16'3" (3.42m x 4.95m)



Two double glazed sash windows to the front, allowing for ample natural light. Elegant coving to the ceiling adds a refined touch, while a walk-in wardrobe provides generous storage space, radiator and a door that leads directly to the en-suite for added convenience.

En-suite - Bedroom 4



The en-suite to bedroom four is fitted with a three piece suite, including a tiled shower cubicle, vanity wash hand basin and a WC. The walls are fully tiled, heated towel rail, ceiling spotlight and a frosted double glazed window to the side.

Second Floor

Landing



The second floor of this fantastic home offers a spacious and versatile area, ideal for a variety of uses to suit different lifestyles. Currently, it features two well sized bedrooms, including one expansive room with the potential to be divided into two separate bedrooms. Both rooms benefit from walk-in wardrobes, which could easily be converted into en-suite bathrooms for added convenience. For smaller families, this floor presents an excellent opportunity to create a games room, office, playroom or even a home gym. Additionally, a well-appointed shower room off the landing enhances the practicality of this flexible living space.

Shower Room



Three piece suite comprising tiled shower cubicle, wash hand basin and WC. Tiled walls, heated towel rail, flooring, coving to ceiling with ceiling spotlights.

Bedroom 5 13'8" x 16'2" (4.17m x 4.94m)



Double glazed window to the rear, radiator, door leading to the walk-in wardrobe, which offers excellent storage space and the potential to be converted into an en-suite for added convenience.

Bedroom 6 10'9" x 16'2" (3.27m x 4.94m)



Double glazed window to front, radiator.

Games Room 24'9" x 16'2" (7.54m x 4.93m)



A generously sized space that offers excellent flexibility, with the potential to be easily divided into two separate bedrooms by simply adding a partition wall. With two doors providing access from the landing, this conversion would be seamless and practical. The room benefits from double glazed windows to both the front and rear, allowing for an

abundance of natural light. A walk-in wardrobe provides ample storage and could also be converted into an en-suite for added convenience.

Garage 18'4" x 18'8" (5.60m x 5.69m)



The double garage with electric up and over doors has power & lighting with a double glazed window and door to the side which is opposite the door to the utility room of the house. There are steps to the attic which is great for additional storage.

Garage Loft Space

External



Situated in a peaceful corner of the cul-de-sac, this impressive property is accessed through electric wrought iron entry gates, complemented by a matching side gate. A spacious block paved driveway provides ample parking and is bordered by walled boundaries with raised planters filled with a selection of shrubs, adding charm and greenery. The property benefits from a double garage with electric up-and-over doors, power, lighting along with a double glazed window and a side door that conveniently aligns with the utility room entrance. Above the garage, steps lead to an attic, offering excellent additional storage space.

Side access guides you to the rear garden, where you can take in stunning countryside views. With a lawned garden and a paved patio create the perfect outdoor retreat, seamlessly extending from the lounge/sunroom and the kitchen/family room for effortless indoor outdoor living.

Aerial Images



Agents Note

Tenure - Freehold

Council Tax band - H

Services - Mains electric. Mains sewerage. Mains Gas.

Mains water.

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 6 Mbps Superfast 76 Mbps

Satellite / Fibre TV Availability - BT Sky

Aerial Images



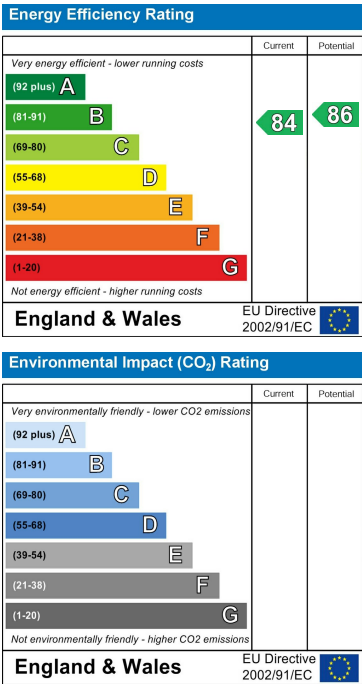
Floor Plan



Area Map



Energy Efficiency Graph



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