

*New Build Property in a popular village location. Off road parking, solar panels & electric charge connection, enclosed garden. Last Remaining Plot.*



14 Plot, Clos Clement, Five Roads, Llanelli, Carmarthenshire. SA15 5YT.

£325,000

R/4181/NT

LAST ONE REMAINING.

This stunning new build has Solar panels and electric car charge point for cheaper running costs. Elegant living with balcony, enclosed rear garden and off road parking, this is the last one available on this lovely new site. This spacious family home offers four spacious bedrooms with master en-suite and modern family bathroom. The living areas comprise of a bright and spacious lounge with large open plan kitchen/diner/family room to the rear. You also benefit from a useful utility room and cloakroom as well as off road parking.

A carefully selected location allows Clos Clement residents to enjoy the perfect combination of rural charm and convenience, providing an idyllic lifestyle for couples and families alike. With the rolling Carmarthenshire hills on your doorstep you'll enjoy all that Welsh nature has to offer, yet still maintain easy access to all of modern life's necessities. With towns such as Llanelli less than a 10 minute drive away, you'll never be short of access and benefits beyond the friendly village of Five Roads.



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## Agents Comments

Enzo's homes are now known for their high specification and finish; it helps explain why we're LABC Building Awards winners and why so many people fall in love with our homes as soon as they set foot in the door.

We're committed to creating homes that lead the market in energy efficiency and don't cost the earth in more ways than one. That's why we've partnered with some of the industry's leading names and utilized new building technologies and methods to provide a home that not only helps save the environment but helps save you money too.

## Location

Five Roads village is an excellent community with a diverse cross section. An excellent modern junior school, lovely eateries etc. Connect up to the cycle and footpath network also which runs to Llanelli and connects to the all coastal path. 5 miles to Llanelli and 12 to Carmarthen both towns offer great facilities with national and traditional retailers, junior and secondary schools, bus and rail stations, leisure facilities and theater at Carmarthen. 6 miles to Pembrey & the country park with woodland walks, large sandy beach, dry ski slope and enclosed cycle track. Burry Port is 8 miles with harbor and beach, 9 miles are the great golf courses at Ashburnham & Machynys. Ffoslas horse racing course is 4 miles and Cross Hands an ever growing village is 8 miles.

## Rooms

Hallway

Living Room (17' 5" x 10' 7" (5.30m x 3.22m))

Kitchen/Diner (14' 3" x 24' 7" (4.34m x 7.49m))

Utility Room (9' 11" x 6' 11" (3.02m x 2.10m))

WC (5' 4" x 6' 11" (1.63m x 2.10m))

Landing

Balcony

Bedroom 1 (10' 6" x 13' 8" (3.2m x 4.17m))

Double

En-Suite (6' 8" x 6' 9" (2.02m x 2.05m))

Bedroom 2 (13' 3" x 10' 7" (4.04m x 3.22m))

Bedroom 3 (12' 4" x 10' 7" (3.77m x 3.22m))

Bedroom 4 (10' 2" x 6' 9" (3.10m x 2.05m))

Bathroom (5' 9" x 10' 7" (1.75m x 3.22m))





## Externally

Tarmacadam Drive for ample parking. Electric hook up point for charging. Front lawn area and rear enclosed garden area.



## Energy Efficiency

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75% free hot water. Benefit from electricity bill savings through the combined use solar PV directly into a state-of-the-art water cylinder. Smart Heating We use groundbreaking Rointe low consumption heaters, ensuring running costs only plummet further. Unmatched Insulation Multi-layered reflective insulation provides leading thermal resistance and external vapor protection. Smart Solar PV Our state-of-the-art in-roof Solar PV system provides high efficiency, ease of use and high performance. Thicker Walls Our interior walls are around twice the depth of the industry standard, providing

better strength & insulation.

### **Tenure and Possession**

We are informed that the property is of freehold tenure.

### **Council Tax**

The property is listed under the local authority of Carmarthenshire County council. Council Tax Band for the property is - TBC

### **Services**

We are informed by the current vendors that the property benefits from mains water, mains electric and drains.

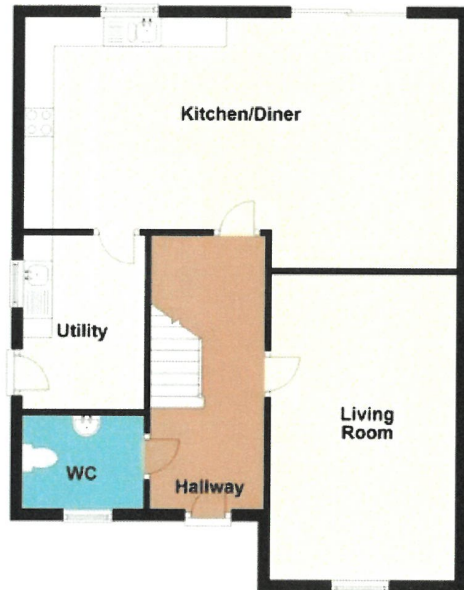
Telephone subject to BT transfer regulations. Broadband subject to confirmation by your provider.

### **Money Laundering Regulations**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

**Ground Floor**

Approx. 67.8 sq. metres (729.3 sq. feet)



**First Floor**

Approx. 67.8 sq. metres (729.3 sq. feet)



Total area: approx. 135.5 sq. metres (1458.6 sq. feet)


### Directions

From Carmarthen take the A 484 south towards Llanelli, in Cwmffrwd turn left onto the B4309 and carry on towards Llanelli through Bancycapel, Pontantwn, Pontyates, Cynheidre and onto Five Roads village. Enter the village and after a short distance turn right into Clos Clement the property will be found after a short distance on the right hand shown by a Morgan and Davies for sale board in the window.

**VIEWING:** Strictly by prior appointment only. Please contact our Carmarthen Office on 01267 493 444 or E-Mail [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All properties are available to view on our website - [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk) . Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies) . Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to us' .

To keep up to date please visit our Website, Facebook and Instagram Page

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

For further information or to arrange a viewing on this property please contact :

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