

*A Lovely family home which has been well cared for in the popular rural village of Five Roads.
Generous garden and drive for parking with garage. Viewing Highly Recommended.*



25 Heol Hen, Five Roads, Llanelli, Carmarthenshire. SA15 5HJ.

£400,000 Offers in Region of

R/4085/NT

Lovely bungalow in a popular location within the community of Five Roads. Light and roomy accommodation being well presented and in good decorative order. The kitchen was tastefully done 6 years ago and the bathroom 5 years ago. Conservatory to rear overlooking the cottage garden and enjoy the afternoon and evening sun from the south facing garden. Quartz Resin finished drive and parking area giving a great curb appeal from the roadway. Level garden laid to lawn with wishing well, BBQ and raised beds to the rear for the kitchen garden. Open field to rear giving a country feeling and view to rear.

Five Roads is situated between Carmarthen and Llanelli with a great community and offers Public House/ Restaurant, popular junior school etc. Easy access to M4 and Pembrey Country Park.



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Agents Comments

A rare opportunity arises for a bungalow in this popular rural village location. Having been lovingly looked after being well presented and in good decorative order. Stained glass windows, gas central heating and lovely well kept garden areas, lovely shrubs and fruit trees, garage and ample parking area to front with the Quartz Resin finished drive complementing the property itself.



Location

The junior school is well regarded within the village also having popular eateries. Llanelli is 4.5 miles and Carmarthen 12 Miles both offer excellent facilities including, schools, leisure facilities, cinema and national ant traditional retailers, bus and rail stations. Pembrey Country Park is 7 miles approx. with large sandy beach, woodland walks, enclosed cycle track and dry ski slope. Burry Port harbor is 7 miles also having championship golf course near there. Ffoslas horse racing course is 3 miles approx. Cynheidre the next village a mile away has links to the cycle and footpath network linking to the coastal path. Cross Hands is 8 miles approx.

Hallway

2 x storage cupboards, double glazed entrance door, side opaque glazed panel, radiator, door to:

Living Room

17' 10" x 12' 4" (5.44m x 3.76m) double aspect to front and side, 2 x radiators.



Side Hallway

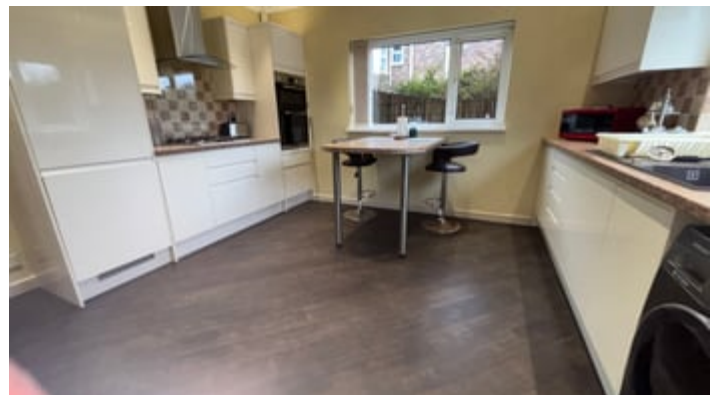
With door to:

Cloakroom

With WC and wash hand basin.

Kitchen/Breakfast Room

12' 8" x 12' 5" (3.86m x 3.78m) with a range of base units with worktops over, matching wall units, sink unit with single drainer, oven, grill, 4 ring gas hob with extractor fan over, inset spotlights over, gas boiler which runs the central heating and hot water system, plumbing for washing machine, integrated fridge/freezer, radiator, double aspect to rear and side. The kitchen we are informed is approximately 6 years old.



Dining Room



12' 0" x 12' 0" (3.66m x 3.66m) radiator, glazed door and side glazed panel to:

Conservatory

16' 0" x 13' 0" (4.88m x 3.96m) (max.) triple aspect with French doors to rear, tiled floor, dwarf wall, 2 x radiators, stained glass window, overlooking the garden to rear to enjoy the afternoon and evening sun and the wildlife that visits the garden.



Bathroom

11' 10" x 9' 0" (3.61m x 2.74m) chrome towel radiator which is run by electric and the gas central heating system, large shower cubicle 5'7" x 2'4", vanity wash hand basin, WC, storage cupboard, inset spotlights over, mirror with courtesy light, opaque double glazed window to rear, airing cupboard incorporating radiator and shelves.



Hallway

With loft access and pull-down ladder, the loft is partly boarded with light, doors off to:

Bedroom 1

12' 0" x 11' 10" (3.66m x 3.61m) double glazed window to rear, radiator, inset spotlights over.



Bedroom 2

8' 9"/12'1" x 13' 2" (2.67m/3.68 x 4.01m) with double glazed window to front and radiator.



Bedroom 3

Double Glazen window to front. Radiator.

EXTERNAL

.
Gated entrance leading to drive and parking turning area which is covered by resin quart a lovely finish for the driveway.

Garage with a roller shutter door, rear door and window. Side pedestrian access leading to the rear cottage style garden with scattered shrubs and flowers and fruit trees, being a level lawned garden mostly with BBQ and wishing well to the rear with open field countryside view to rear. An area to the rear of the plot also has a kitchen garden with raised beds and fruit tree cage and garden shed which is cavity built and double glazed to rear.



MONEY LAUNDERING REGULATIONS

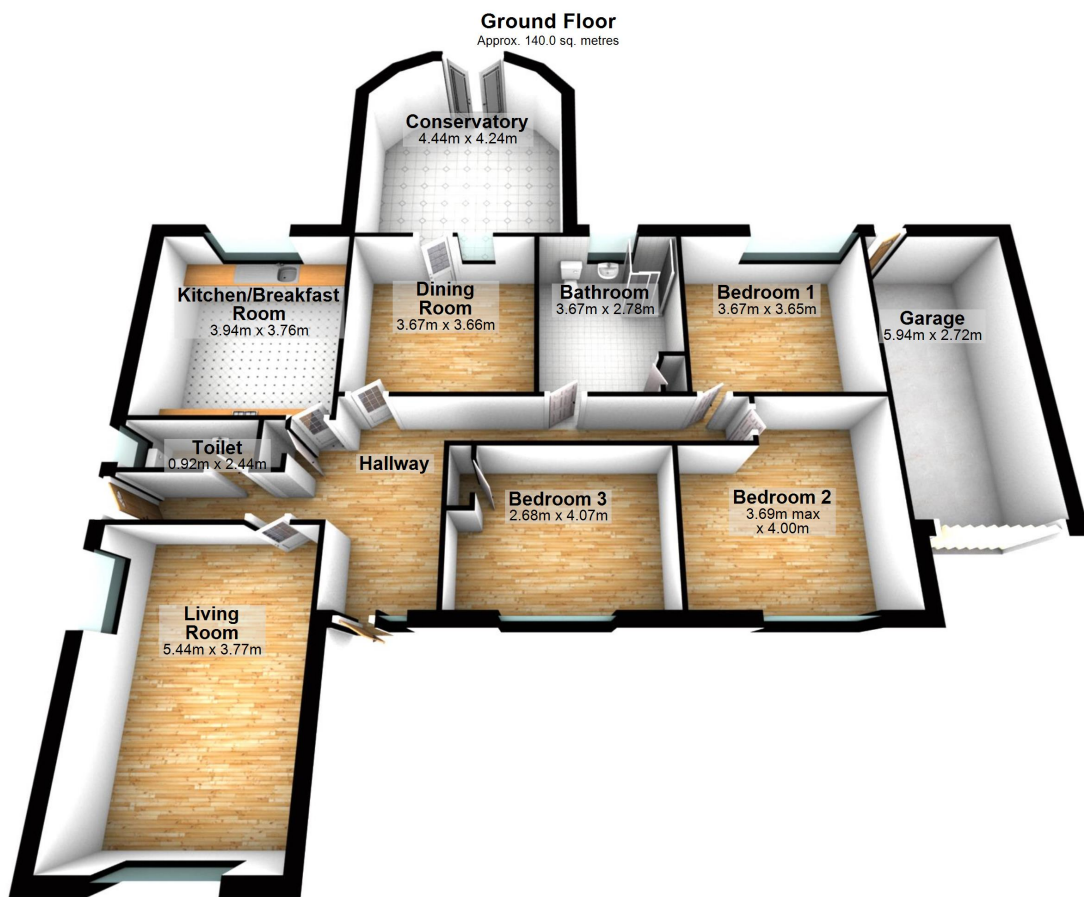
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle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

Services

Services - Mains water, electricity, drainage and gas.

Tenure - The property is Freehold.

Council Tax band - E



Total area: approx. 140.0 sq. metres


Directions

From Carmarthen, take the A484 south signposted Llanelli/Pembrey Country Park. Travelling for 2 miles, at the village of Cwmffrwd turn left onto B4309 signposted Pontyates. Continue on this road through the villages of Bancycapel, Pontantwn, Meinciau, Pontyates and continue on through Cynheidre and enter the village of Five Roads and by the Stag public house turn 1st right into Heol Hen. Continue on for approximately 150 yards and the property will be found on the left hand side shown by a Morgan & Davies for sale board.

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

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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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

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