

*Beautiful Family Residence Superbly Presented in The Popular Five Roads Location. Lovely Character Architecture With Modern Living Accommodation. Block Paved Drive & Parking, Detached Garage, Viewing a Must.*



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

£725,000

R/4469/NT

Wonderful detached residence of character and charm with a modern twist. High and coved ceilings, tiled floors, light and roomy and in an excellent decorative order throughout. A family kitchen which would be the envy of any family home. A large hallway area and offering ample family living area ideal for entertaining and gatherings. Spread over 3 floors the property is well worth an early viewing. Set in the popular village with electric gated entrance to block paved drive and parking area with detached double garage and well kept gardens. Viewing is highly recommended of this individually designed beautiful property.

Centre village location short walk to the popular school, popular eateries. The village has a vibrant rural village community which is situated between Carmarthen and Llanelli. Pembrey Country Park and link to the cycle path connecting to the all Wales coastal path.



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## Location

The community of Five Roads is a very popular location, location of a popular modern junior school, public house & eateries. The large towns of Carmarthen and Llanelli are 12 and 5 miles respectively. Both offer excellent facilities with national and traditional retailers, junior and secondary schools, leisure facilities. Bus and rail stations. Pembrey Country Park with large sandy beach, enclosed cycle track, dry ski slope and woodland walks is 7 miles. Burry Port with Harbour and 2 golf courses is 8 miles. Ffoslas Horse Racing course is 4 miles approx. A good central location to travel from

## Reception Porch

Double glazed entrance door, double aspect to side, tiled floor and double doors to

## Large Hallway

Tiled flooring, 2x windows to front, wall lights, sweeping stairway to first floor part galleried landing, 2x radiator, cloak cupboard. Doors to



## Dayroom

5.56m x 4.47m (18' 3" x 14' 8")

Bay windows to frontage, windows to side, oak flooring, marble gas fire, twin alcove, 2 x radiators.



## Office



## Lounge / Sun Room

7.98m x 4.47m (26' 2" x 14' 8")

Inglenook fire place with hardwood mantle and drops, stone back with inset gas flame fire, single alcove, 2 x radiators, tiled flooring, walk into sunroom which has windows to side and classic surround to rear with French doors to decked area at rear.





## Kitchen/ Dining Area

10.7m x 4.47m (35' 1" x 14' 8")

Bay window to front, window to side, windows to rear, tiled and wooden flooring, range of base units with worktops over and matching wall units in high gloss white, wide range of Neff integrated appliances including; dishwasher, coffee machine, waist level ovens, glass splash back, granite work surfaces. Preparation island with integrated storage, soft touch draws throughout.



## Utility

Window and door to rear, range of base and wall units, complimentary work tops, 1 ½ bowl sink unit with mixer tap attachment, plumbing for washing machine, space for fridge freezer, Vailant wall mounted boiler, tiled flooring, glass splash back.







## Cloak Room

Bidet, w.c , basin in vanity unit, radiator, corner shower unit, window to rear, tiled walls, tiled flooring, extractor fan.



## Landing

Galleried Landing overlooking the impressive hallway area, 3 x windows to front, 2 x radiators, 2 x airing cupboard, wall lights, staircase and doors to



## Master Bedroom

4.7m x 4.47m (15' 5" x 14' 8")

Bay window to front and radiator. Door to



## Dressing Room

3.35m x 2.44m (11' 0" x 8' 0")

Wardrobes with mirrored front, window to side and inset spotlights over.



## En Suite

3.18m x 2.59m (10' 5" x 8' 6")

Windows to rear and side, bidet, w.c, basin set in vanity unit, corner bath, radiator, tiled walls, tiled flooring, spot lighting, radiator.



## Bedroom 2

4.92m x 4.45m (16' 2" x 14' 7")

Bay windows to front and radiator.



## En Suite

Window to side, basin set in vanity unit, bidet, w.c, corner shower, towel warmer, spot lighting.



## Bedroom 3

4.45m x 4.35m (14' 7" x 14' 3")

Double aspect to rear and side, radiator.





## Bedroom 4

4m x 3.2m (13' 1" x 10' 6")  
2 x windows to rear and radiator.



## Bathroom

Window to rear with frosted glass, jacuzzi bath, shower cubicle, tiled walls, radiator, tiled flooring, spot lighting, extractor fan.



## Second Floor Landing

Gallery landing, twin windows to rear, smoke alarm, spot lighting, storage cupboard and doors to

## Shower Room

W.C. pedestal wash hand basin, corner shower, wall tiles, tiled flooring and radiator.



## Bedroom 5

5.64m x 5.51m (18' 6" x 18' 1")  
Twin windows to rear, window to side, radiator, hatch to roof space.



## Bedroom 6

4.47m x 3.53m (14' 8" x 11' 7")

Window to side, radiator, storage cupboard.



## Dressing Room

4.47m x 3.53m (14' 8" x 11' 7")

Twin windows to rear and radiator.



## Front Garden & Parking Area.

Enclosed with wall and wrought iron fence over.

Electric gated entrance leading to block paved parking and turning area with lawned garden area. , golden pea graveled area leading to Double Garage with 2 electric up and over doors with side pedestrian access and storage area over.







## Rear Garden

Rear level lawned garden area with water feature to rear of garage. 2 patio areas one decked and a slabbed area off the conservatory enclosed to rear.



## Services

We have been informed by the current vendor that the property benefits from Mains Water, Mains Electric, Mains Drainage and Mains Gas Heating.

## Tenure and Possession

We are informed the property is of Freehold Tenure and will be vacant on completion.

## Council Tax

The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: G.

## 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 License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.



## MATERIAL INFORMATION

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**Council Tax:** Band G

N/A

**Parking Types:** Driveway.

**Heating Sources:** Gas.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Mains Supply.

**Broadband Connection Types:** FTTC.

**Accessibility Types:** None.

**Mobile Signal**

4G great data and voice

**EPC Rating:** C (75)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



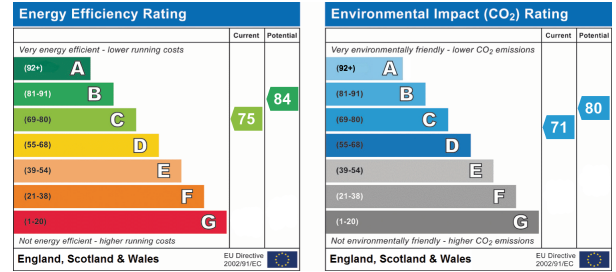
## Directions

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 Bancycafel, 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 200 yards and the property will be found on the right hand side. After the school.

**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



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

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