



**11 Clos Clement, Llanelli, Carmarthenshire SA15 5YQ**  
**£425,000**

Welcome to Clos Clement in Five Roads, Llanelli, this splendid detached house offers a perfect blend of comfort and modern living. With four generously sized bedrooms, this property is ideal for families seeking space and tranquillity. Externally the property benefits from parking for several vehicles, a valuable asset in today's busy world. The rear of the house presents stunning views of open countryside, creating a serene backdrop that enhances the overall appeal of the home. Imagine enjoying your morning coffee or evening meals while taking in the picturesque scenery. This property is not just a house; it is a place where memories can be made, and a lifestyle can be enjoyed. With its prime location in Llanelli, you will find yourself well-connected to local amenities, schools, and transport links, making it an excellent choice, the Property also has an E.V Charger. In summary, this detached house in Clos Clement is a rare find, offering spacious living, modern conveniences, and beautiful countryside views. Energy Rating C, Council Tax Band - F, Tenure - Freehold





## Ground Floor

### Entrance

Access via attractive entrance door leading into:

### Entrance Hallway

Smooth ceiling, wall mounted heater, tiled floor, stairs to first floor, smoke detector, under stairs storage cupboard.

### Cloakroom

A white two piece suite comprising of low level W.C., pedestal wash hand basin, smooth ceiling, tiled floor, part tiled walls, wall mounted towel heater, uPVC double glazed window to front, extractor fan.

### Lounge 17'9 x 10'0 approx (5.41m x 3.05m approx)

Smooth ceiling, wall mounted heater, uPVC double glazed window to front, uPVC double glazed window to side.

### Kitchen with Sitting Area and Dining Area 23'9 x 14'3 approx (7.24m x 4.34m approx)

#### Kitchen Area

A fitted kitchen comprising of wall and base units with complimentary work surface over, separate island with cupboards and drawers with complimentary work surface over, smooth ceiling, part tiled walls, one and half sink unit with mixer tap, integrated fridge freezer, four ring electric hob with extractor hood over, electric oven, integrated dish washer, uPVC double glazed window to rear, tiled floor, smoke detector.

#### Sitting Area and Dining Area

Smooth ceiling, wall mounted heater, tiled floor, space for table and chairs, uPVC double glazed French Doors to rear garden.

### Utility Room

Smooth ceiling, extractor fan, plumbing for washing machine, space for tumble dryer, single sink unit with mixer tap, part tiled walls, wall mounted heater, tiled floor, uPVC double glazed window to side, uPVC double glazed entrance door to side.

## First Floor

### Landing

Smooth ceiling, wall mounted heater, smoke detector, access to loft space, storage cupboard, uPVC double glazed French Doors to Balcony.

### Bedroom One 13'4 x 10'1 approx (4.06m x 3.07m approx)

Smooth ceiling, wall mounted heater, uPVC double glazed window to rear with views of open countryside, door into:

#### En-Suite

A three piece suite comprising of shower in shower enclosure, pedestal wash hand basin, low level W.C., smooth ceiling, uPVC double glazed window to side, wall mounted towel heater, part tiled walls, tiled floor.

### Bedroom Two 12'5 x 10'1 approx (3.78m x 3.07m approx)

Smooth ceiling, wall mounted heater, uPVC double glazed window to rear with views of open countryside.

### Bedroom Three 12'2 x 10'1 approx (3.71m x 3.07m approx)

Smooth ceiling, wall mounted heater, uPVC double glazed window to front.

### Bedroom Four 9'5 x 6'7 approx (2.87m x 2.01m approx)

Smooth ceiling, uPVC double glazed window to front, wall mounted heater.



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**Family Bathroom 10'1 x 6'7 approx (3.07m x 2.01m approx)**

A white three piece suite comprising of pedestal wash hand basin, low level W.C., bath with shower over, smooth ceiling, extractor fan, tiled walls, tiled floor, uPVC double glazed window to side.

**External**

The front of the property benefits from a balcony area, the garden is laid mainly to lawn with paved area, attractive gravel stones and various shrubs, side driveway (which provides Off Road Parking for Several Vehicles) and benefits from double wooden gate, leads to the rear enclosed garden (there is a galvanised metal shed on the driveway which is also included). The rear enclosed garden benefits from views to the rear of Open Countryside and is laid mainly to lawn with borders of various shrubs and flowerbeds, patio area and pond. EV Charge Point.

The vendor has advised Willow Estates there is a Structural Warranty with the property.

We are advised the Solar Panels are owned by No 11 Clos Clement

**Council Tax Band**

We area advised the Council Tax Band is F

**Tenure**

We are advised the tenure is Freehold

**Property Disclaimer**

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. **NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT**



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>87</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC			<b>England &amp; Wales</b> EU Directive 2002/91/EC		



GROUND FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR  
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 1524 sq.ft. (141.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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