



2 Clos Clement, Llanelli, Carmarthenshire SA15 5YQ

£549,995

PART EXCHANGE CONSIDERED (Please contact Willow Estates for further information)

Nestled in the charming area of Five Roads, Llanelli, this splendid detached house offers a perfect blend of comfort and style. With an impressive layout, the property boasts three reception rooms, with the heart of the home being the L shaped kitchen, dining and sun room, the sun room with it's bi-fold doors opening into the generously sized south facing rear garden, all of this is designed to accommodate family gatherings and social events, ensuring that every occasion is memorable. The residence features four well-appointed bedrooms, master with en-suite and dressing room and a balcony off bedroom Two. Outside, the property benefits from generous parking and garage and is set in good size grounds, with making it ideal for families or those who enjoy hosting guests. This delightful home is perfect for those seeking a spacious and versatile living environment in a desirable village location, with commuting links to both Llanelli and Carmarthen accessible. Whether you are a growing family or simply looking for a comfortable place to call home, this property is sure to impress. Do not miss the opportunity to make this wonderful house your own. Viewing is Highly Recommended. EPC: C, Tenure: Freehold, Council Tax band : G. Video Tour available.

OPEN DAY SATURDAY 12TH JULY 10-12.00PM STRICTLY BY APPOINTMENT ONLY, CONTACT WILLOW TO BOOK YOUR VIEWING.



Entrance:

Via uPVC entrance door into

Entrance Hallway:

Smooth ceiling, radiator, tiled floor, turn stairs with glass balustrades to first floor, under stairs storage cupboard, doors into:

Lounge: 18'1 x 12'9 approx (5.51m x 3.89m approx)

Smooth ceiling, smoke detector, uPVC double glazed window to front, radiator,

Dining Room: 13'7 x 11'3 approx (4.14m x 3.43m approx)

Smooth ceiling, smoke detector, uPVC double glazed window to front, radiator,

Kitchen/Dining/Sun Room: 34'2 (17'8) x25'5 approx (10.41m (5.38m) x7.75m approx)

L Shaped

Smooth ceiling, spotlights,

Sun Room: uPVC bifold doors to rear, uPVC patio doors to side, radiator, tiled floor.

Family Area/Dining Area: Wall mounted vertical radiator, Tiled flooring ,

Kitchen Area: uPVC double glazed window to rear, 2 radiators, tiled floor. Central Island, range of wall and base units with complimentary quartz work tops over, tiled splashback. Stainless steel sunken sink unit with flexi mixer tap, integrated ceramic four ring gas hob, integrated oven with top oven/microwave, extractor fan over. Integrated dishwasher, integrated full size fridge and freezer.

Utility Room: 10'9 x 7'9 approx (3.28m x 2.36m approx)

Smooth ceiling, access to loft space, uPVC double glazed window and door to rear, wall mounted vertical radiator, tiled floor. Wall and base units with tiled splashback, complimentary work surfaces over, stainless steel sink unit with mixer tap, space and plumbing for washing machine and tumble dryer. doors into:

Downstairs Shower Room: 10'1 x 3'9 approx (3.07m x 1.14m approx)

Smooth ceiling, extractor fan, obscured uPVC double glazed window to side , heated wall mounted towel rail. part tiled walls, tiled floor, Walk in shower, low level W.C , vanity wash hand basin.

Integral Garage:

Access via utility room, up and over door, smooth ceiling, smoke detector, access to loft, (insulated) electric.,

First Floor:**Galleried Landing:**

Smooth ceiling, smoke detector, access to loft, uPVC double glazed window to front with countryside views, radiator, glass panelled staircase. Airing cupboard.

Bedroom One: 16'8 x 11'5 approx (5.08m x 3.48m approx)

Smooth ceiling, , uPVC double glazed window to rear, radiator, access to dressing room and en-suite.

Dressing Room: 14' x 6' approx (4.27m x 1.83m approx)

Smooth ceiling, Split to both sides, shelving and clothes rails.

En-Suite Bathroom: 11'8 x 5'8 approx (3.56m x 1.73m approx)

Smooth ceiling, spot lights, extractor fan uPVC obscured double glazed window to side, part tiled walls, heated wall mounted towel rail, tiled floor. Walk in shower, bath with shower attachment, vanity wash hand basin, low level W.C.

Bedroom Two: 15'3 x 12'4 approx (4.65m x 3.76m approx)

Smooth ceiling, uPVC double glazed patio doors to rear, leading on to balcony, radiator, built in wardrobes.



35 Thomas Street, Llanelli, SA15 3JE

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Balcony:
Glass balustrade.

Bedroom Three: 14'6 x 12'5 approx (4.42m x 3.78m approx)
Smooth ceiling, , uPVC double glazed window to front with countryside views, radiator, built in wardrobe .

Bedroom Four: 11'1 x 10'3 approx (3.38m x 3.12m approx)
Smooth ceiling, , uPVC double glazed window to front with countryside views, radiator, built in wardrobe .

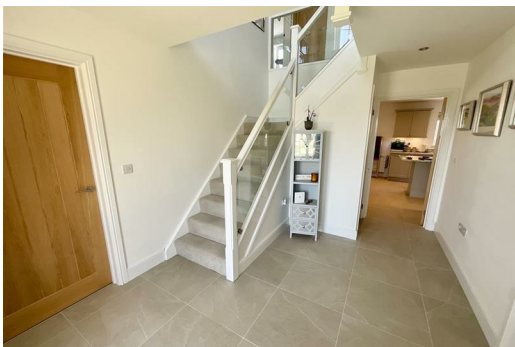
Bathroom: 9'7 x 9'6 approx (2.92m x 2.90m approx)
Smooth ceiling, spot lights, extractor fan uPVC obscured double glazed window to rear, part tiled walls, heated wall mounted towel rail, laminate floor. Walk in shower, bath with shower attachment, vanity wash hand basin, low level W.C.

Externally:
To the front of the property is a triple driveway, with car charging port, garden laid to lawn, with additional garden in front of the property running down to the road.Side pedestrian gated access leads to the generous enclosed rear garden, with lawned, decked and paved areas, pergola with sun canopy, outside lights and electric.

Tenure:
We are advised that the property is Freehold

Council Tax Band:
We are advised that the property is Council Tax Band G.

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

GROUND FLOOR



1ST FLOOR



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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