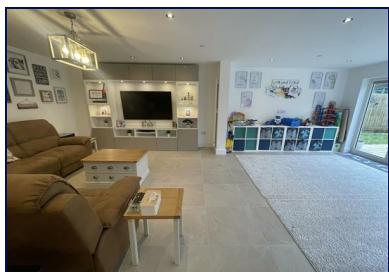


2 Clos Clement, Five Roads, Llanelli, Carmathenshire, SA15 5YQ



Offers in the region of £599,995



This modern substantial residence sits on a plot of approximately 0.29 acres and offers a refined home. The property was built in 2022 and as you will see from the photos and floorplan is a very well planned family home standing in large gardens, and offering parking to the front of the garage.

The family room kitchen sun room to the rear with bi-fold doors to the garden is where you will spend all your time, outstanding. The kitchen is fitted to a high specification including quartz worktops. The area offers commuting links to Llanelli, Carmarthen and beyond, local primary school, park and local eatery. Energy efficiency. State of the art in roof Solar PV system. Select development in charming village.

EPC: C Square Metres: 261 Council Tax Band: G

Mallard
chartered surveyors • estate agents • lettings

Proudly supporting
maggie's



Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk

www.mallard-properties.co.uk

Also at Ammanford, Tel: 01269 597949 E: ammanford@mallard-properties.co.uk

Entrance Hall

Tiled floor, turn stairs with glass balustrades to first floor, under stairs cupboard.



Living Room

18'10" x 12'9" (5.76 x 3.89)

Window to front, radiator, carpet.



Dining Room/Home Office

13'8" x 11'1" (4.19 x 3.4)

Window to front, radiator, carpet.



Kitchen Family Sun Room

33'10"(17'8") x 26'5"(13'3") (10.33(5.39) x 8.07(4.05)

Sun Room: Bifold doors to rear wall, side doors, tiled flooring

Family Seating Dining Area: open to sunroom and kitchen, tiled flooring.

Kitchen: Central island, high specification range of base and wall units, quartz worktops, built in full size fridge, built in full size freezer, built in dishwasher, ceramic 4 ring hob, built in high level single oven with top combi oven/microwave, extractor, large pan draws, sunken sink, flexi pull out tap. Window to rear, tiled floor, part tiled walls.



Utility/Boot Room

10'9" x 7'9" (3.30 x 2.37)

Door and window to rear, base and wall units, sink, part tiled walls, tiled floor, Spaces for tumble dryer and washing machine.



Downstairs Shower Room

10'4" x 4'1" (3.17 x 1.27)

Walk in shower, wc, wash hand basin, heated towel rail, window facing side, part tiled walls, tiled floor.



Integral Garage

19'9" x 11'9" (6.04 x 3.59)

Up and over door, window to side, door into utility.

FIRST FLOOR

Galleried Landing

17'3" x 9'7" (5.26 x 2.94)

Window to front, countryside views, radiator, loft access. Glass panelled staircase. Carpet.



Bedroom 1

17'9" x 12'9" (5.42 x 3.89)

Window to rear, radiator, carpet, access to his and hers walk in dressing rooms and en-suite.



Dressing Room

14'0" x 6'0" (4.27 x 1.83)

Split to both sides, shelves and rails, carpet.



En-Suite Bathroom

12'6" x 6'0" (3.83 x 1.84)

Walk in shower, bath, vanity housed wash hand basin, wc, part tiled, walls to side, heated towel rail, window to side, tiled floor.



Bedroom 2

17'9" x 12'9" (5.42 x 3.89)

French doors to rear balcony, glass balustrade, radiator.



Bedroom 3

16'11" x 12'9" (5.18 x 3.89)

Window facing front, radiator, built in wardrobes.



Bedroom 4

12'11" x 11'1" (3.94 x 3.4)

Window facing front, radiator, built in wardrobes.



Bathroom

9'7" x 9'6" (2.94 x 2.92)

Bath, shower cubicle, wc, vanity housed wash hand basin, window facing rear, heated towel rail, tiled walls.



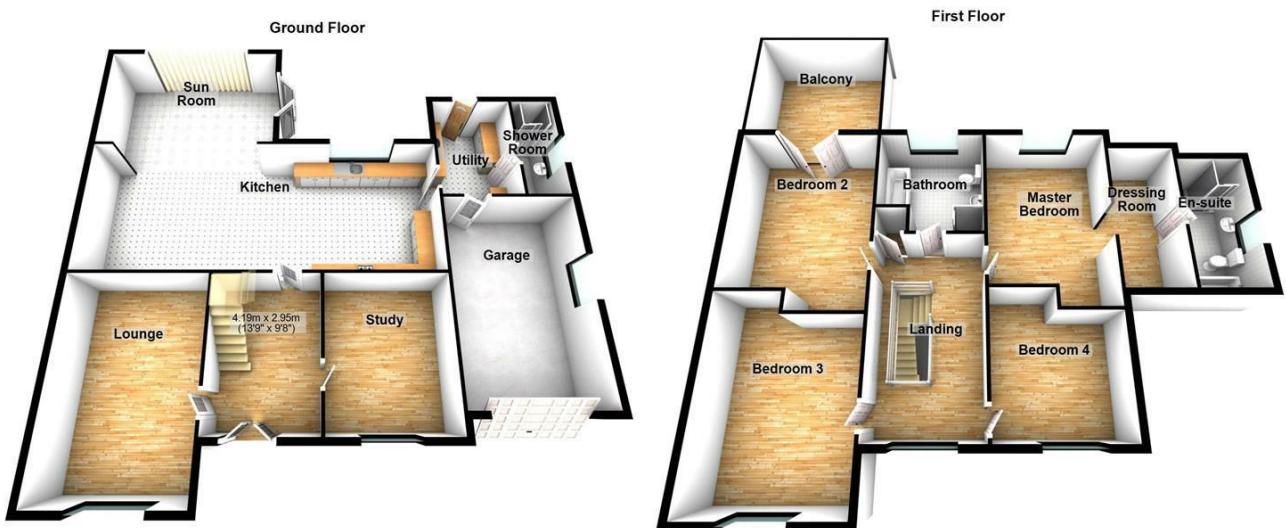
Externally

Front triple driveway, additional garden, lawned. Side access gates to rear. Fenced rear garden, laid to lawn, play area, gravelled and decked seating areas, pergola with shade canopy, large patio terrace, outside electrics, outside lights. Car charging port.



Services

Advised all mains. Energy smart, Smart Solar PV.



For Illustration Purposes Only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

76 76

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

1 1

You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.