

## 56 Rehoboth Road, Five Roads, Llanelli, SA15 5DJ



**Offers in the region of £395,000**



We are delighted to offer For Sale this Detached House located in the sought after area of Five Roads within easy access to the M4, the market town of Carmarthen & Trostre Retail Park. Also with easy proximity of the National Botanical Garden of Wales and the coast road leading to the harbour town of Burry Port & Pembrey Country Park. A beautifully presented property with phenomenal far reaching views to the rear, stretching across open fields and distant views towards the Estuary.

Viewing is recommended to appreciate the location and well appointed accommodation, along with the good sized plot with gated driveway, car port and rear garden with established plants & trees and lovely open aspect to the rear.

The home itself offers good space, whilst also feeling welcoming and homely, comprising of Entrance Hallway, Kitchen, Lounge, Conservatory, Dining Room, Study (could be utilised as a 3rd Bedroom), Downstairs Bathroom, Two Bedrooms, Ensuite & Dressing Room.

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PROTECTED

## Entrance Hallway

Via composite double glazed entrance door and side window, stairs to first floor, radiator, Economy 7 heater, understairs storage cupboard, coved ceiling, smoke alarm, two storage cupboards.



## Kitchen/Diner

15'9" x 10'0" (11'11" max) (4.82 x 3.07 (3.65 max))

Fitted with Sigma 3 Kitchen comprising of a range of base & wall units with black sparkled granite worksurface over, stainless steel double sink unit, built in Neff electric oven, separate oven & grill, microwave and 4 ring ceramic hob with extractor hood over, plumbing for washing machine, space for tumble dryer, space for fridge freezer, built in larder unit with wicker draws below, oil central heating boiler, smooth & coved ceiling, uPVC double glazed window to front, uPVC double glazed door to side, partly tiled walls, tiled flooring.



## Bathroom

9'5" x 7'0" (2.88 x 2.14)

Fitted with a four piece suite comprising of low level W.C., pedestal wash hand basin, jacuzzi bath & shower cubicle, silent extractor fan, partly tiled walls, tiled flooring, underfloor heating, smooth & coved ceiling with spotlighting, heated towel rail, two uPVC double glazed windows to side with obscure glass.



## Lounge

11'9" x 17'10" (3.59 x 5.44)

uPVC double glazed sliding door to rear with window, two radiators, fireplace with Italian stone hearth & surround and coal effect electric stove fire, uPVC double glazed window to side, coved ceiling.



## Conservatory

11'2" x 10'3" (3.42 x 3.13)

Of uPVC double glazed construction with dwarf wall, ceiling fan & light, wall lights, poly-carbonate roof (Newly fitted), uPVC double glazed door to side, tiled flooring, radiator. N.B. The wicker conservatory furniture will be included in any Sale.



## Dining Room

10'5" x 13'10" (3.20 x 4.23)

uPVC double glazed sliding door to rear with window, radiator, smooth & coved ceiling, picture rail.



## Study

6'11" x 13'2" (2.13 x 4.02)

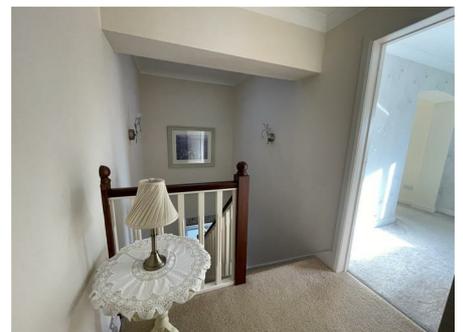
uPVC double glazed French doors to rear, Economy 7 heater, smooth & coved ceiling.



## FIRST FLOOR

### Landing

Velux window to side, smoke alarm, uPVC double glazed window to side, access to attic space, airing cupboard housing hot water cylinder and slatted shelving.



## Bedroom 1

11'1" x 9'5" (3.38 x 2.89)

uPVC double glazed window to front, built in wardrobes with hanging space & shelving, smooth & coved ceiling, radiator, opening through to:



## Dressing Room

6'10" x 5'0" (2.10 x 1.53)

uPVC double glazed window to front, Economy 7 heater, smooth & coved ceiling, access to attic space.



## En-suite

Fitted with a three piece suite comprising of built in shower with wall mounted electric shower and fitted unit with wash hand basin, wall hung W.C and granite worktop, extractor fan, underfloor heating, tiled flooring, smooth & coved ceiling with spotlighting, Velux window to side.



## Bedroom 2

13'10" x 11'1" (4.24 x 3.38)

uPVC double glazed window to rear, radiator, smooth & coved ceiling, fitted drawer units, headboard & bedside tables, door leading to walk in under eave storage with fitted shelving, opening through to:



## Dressing Room

6'9" x 13'6" (2.07 x 4.14)

Fitted wardrobes and dressing table, Velux window to side, smooth & coved ceiling, Economy 7 heater, uPVC double glazed door to rear.



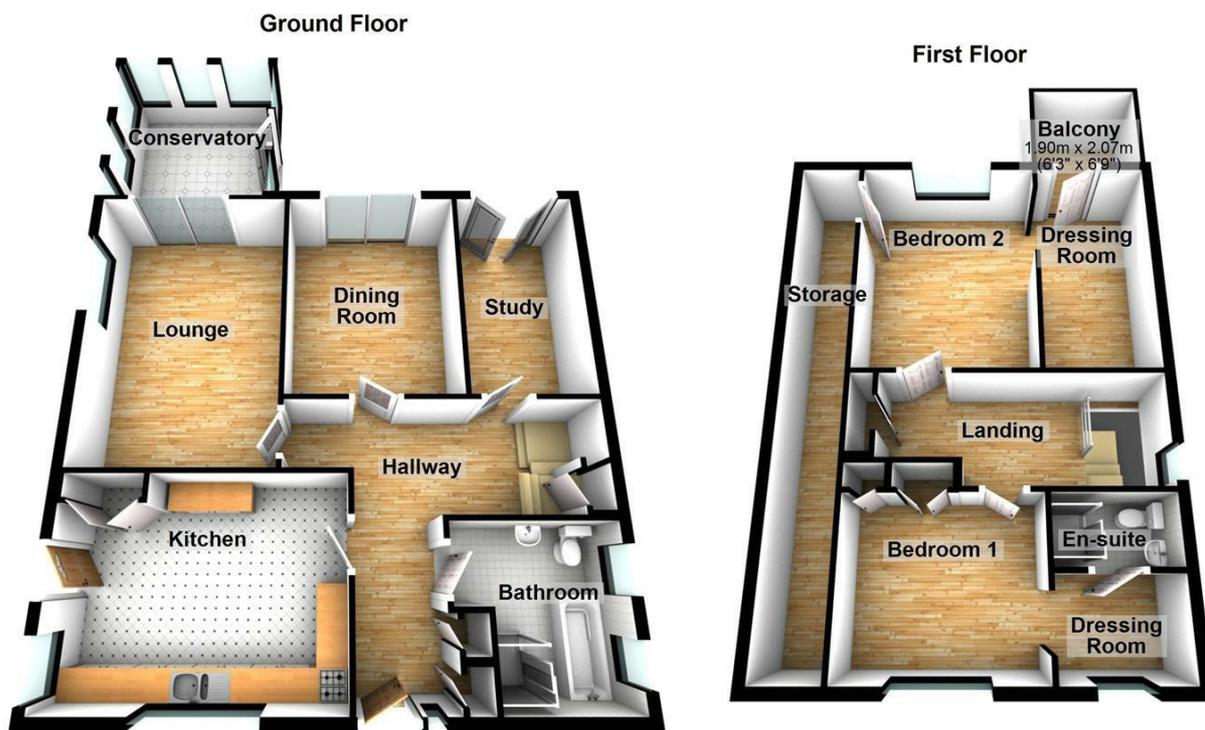
## External

Approached via double wrought iron gates to tarmacadam driveway with turning area, front garden laid to lawn, Car port, gated side access to rear garden with patio area, garden laid to lawn with various trees & shrubbery, storage unit, water butt, outside tap with hose, oil tank, electric power point, pergola & further patio area, storage shed.



## Services

Mains water, electric & drainage. Oil Central Heating and part electric storage. N.B. All fitted blinds & light fittings are included in the Sale.



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

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

**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.