



## 32 Heol Hen

Five Roads, Llanelli, SA15 5HJ

Offers Over £700,000



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SMITHS

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Set across three generous storeys, this SUBSTANTIAL SEVEN BEDROOM HOME has been designed for modern family life at scale. Effortless, flexible and made for both everyday comfort & big occasions. At its heart sits a vast KITCHEN/DINING ROOM, the true social hub of the home - morning coffees at the island, long weekend brunches and celebrations that stretch late into the evening. TWO RECEPTION ROOMS provide versatility; one perhaps for more formal entertaining, the other ideal for relaxed evenings or a cosy movie night, while the CONSERVATORY provides a light-filled retreat overlooking the garden, increasing natural light & space with its vaulted ceiling & garden aspect. A striking central gallery rises through all three floors, framed by stunning oak woodwork that cascades throughout the home. This spectacular architectural feature creates a dramatic sense of volume at its core, with a statement chandelier descending through the space & reflecting light across each level. Seven bedrooms provide FLEXIBILITY for growing families, guests or dedicated home-working suites, complemented by TWO EN-SUITES & THREE FURTHER BATHROOMS to ensure practicality matches scale. It's a home that delivers architectural presence, yet feels instantly welcoming.

Approached via electric gates, the property sits within a generous private plot, with a sweeping driveway providing extensive parking and access to a detached double garage - offering excellent potential for an annexe (subject to the necessary consents). The surrounding gardens provide space for outdoor dining, entertaining and enjoying the privacy of the setting. Located in the popular village of Five Roads near Llanelli, the home enjoys a semi-rural feel while remaining well connected. Call to view now!

### Porch

6'11" x 4'2" (2.11 x 1.29)

### Hallway

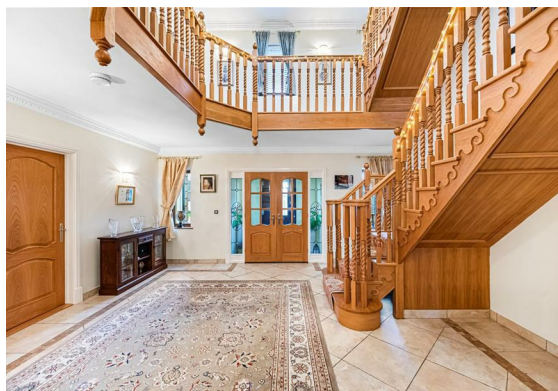
18'0" x 16'11" (5.50 x 5.18)

### Reception Room One

18'3" x 14'9" (5.58 x 4.51)

### Reception Room Two

14'10" x 14'3" (4.53 x 4.36)





**Conservatory**  
12'5" x 12'2" (3.81 x 3.72)

**Kitchen**  
19'2" x 14'11" (5.85 x 4.55)

**Dining Room**  
15'7" x 14'9" (4.77 x 4.52)

**Utility Room**  
10'0" x 9'1" (3.05 x 2.79)

**Bathroom One**  
7'2" x 5'8" (2.20 x 1.74)

**Landing**  
17'11" x 16'10" (5.48 x 5.14)

**Bathroom Two**  
10'5" x 9'10" (3.20 x 3.00)

**Bedroom One**  
15'6" x 14'10" (4.74 x 4.53)

**Dressing Room**  
10'5" x 8'0" (3.18 x 2.45)

**En-Suite One**  
10'5" x 8'7" (3.20 x 2.62)

**Bedroom Two**  
20'1" x 14'7" (6.14 x 4.45)

**En-Suite Two**  
6'1" x 5'10" (1.86 x 1.80)

**Bedroom Three**  
14'9" x 14'3" (4.52 x 4.35)

**Bedroom Four**  
13'1" x 10'6" (4.00 x 3.22)

**Landing**  
19'4" x 3'5" (5.91 x 1.05)

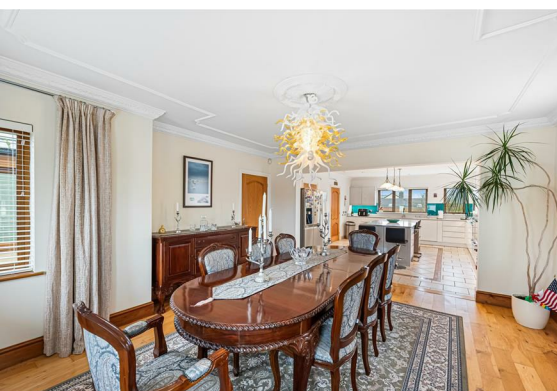
**Bathroom Three**  
7'7" x 4'8" (2.32 x 1.43)

**Bedroom Five**  
14'9" x 11'8" widest (4.51 x 3.56 widest)

**Bedroom Six**  
14'9" x 9'5" (4.51 x 2.88)

**Bedroom Seven**  
18'8" x 18'6" (5.69 x 5.64)

**External & Location**



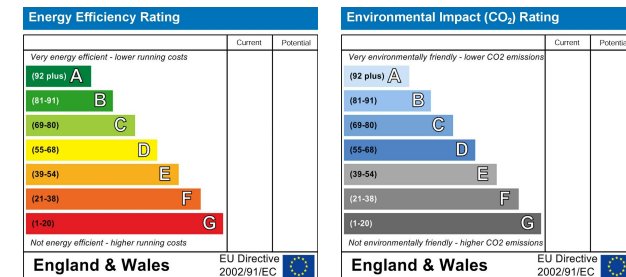
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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