



32 Heol Hen, Llanelli, SA15 5HJ Offers Over £700,000

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)

Attractive stone fronted storm porch with double doors to the main hallway, radiator and tiled flooring.

Hallway

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

An impressive reception hall where the stunning galleried staircase begins, complete with an elegant stair runner and beautiful oak detailing throughout. A statement chandelier cascades from above, enhancing the sense of height and light, while a built-in cupboard and a radiator provide practical everyday convenience.

Reception Room One

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

Spacious front-facing reception room with dual pvcu windows, elegant coving & moulding, radiator and marble fireplace with gas fire. The size and warm ambience make it an inviting space for both relaxing and entertaining.

Reception Room Two

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

Fitted with oak flooring, dual radiators, pvcu windows, elegant coving & moulding and featuring a stone hearth with woodburner & oak surround. The room flows seamlessly into the conservatory creating a light & versatile area.

Conservatory

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

Conservatory with vaulted ceiling and an ornate leaded window, offering charming garden views. Double doors open directly onto the garden, creating a bright, airy space perfect for seamless indoor/outdoor living and relaxed entertaining.

Kitchen

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

A stunning, light-filled kitchen with side and rear windows overlooking the garden. This chef's kitchen is equipped with two hide-and-slide Neff ovens, integrated microwave, dual warming drawers, 5-burner hob, dishwasher and an integrated bean-to-cup coffee machine, all set against high-gloss white units, granite work surfaces, and a sleek glass splashback. A central preparation island with integrated storage and soft-touch drawers provides a striking and practical focal point, while a separate utility adds everyday convenience. Open to the dining area, the

layout offers a seamless flow for entertaining and modern family living, making it perfect for hosting, catering and relaxed everyday life.

Dining Room

15'7" x 14'9" (4.77 x 4.52)

A spectacular dining room flooded with natural light from five large windows, featuring elegant coving and moulding and an incredible statement light installation. Wood flooring runs underfoot, and the space easily accommodates an eight-seater table, making it perfect for entertaining. Open to the kitchen, the room offers a seamless flow for modern family living, combining style, space, and lifestyle in one impressive setting.

Utility Room

10'0" x 9'1" (3.05 x 2.79)

A sleek and practical utility room fitted with high-gloss white units, complemented by tiled flooring, stainless steel sink, worktop & space for under-counter appliances. Pvcu windows and external door to the garden fill the room with natural light, creating a bright, functional space for everyday chores and easy access to the outdoors.

Bathroom One

7'2" x 5'8" (2.20 x 1.74)

One of five bathrooms in total, fully tiled featuring pvcu windows, heated towel rail, shower, sink/storage unit, bidet & wc.

Landing

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

A stunning, light-filled galleried landing, overlooking the impressive hallway below. Three front-facing windows flood the space with natural light, while the staircase cascades gracefully to the second floor, highlighted by a dramatic chandelier suspended into the hallway. The landing is finished with an elegant carpet runner held in place with decorative brass stair rods, complemented by two radiators, two airing cupboards and wall lighting, creating a sophisticated and welcoming first-floor space.

Bathroom Two

10'5" x 9'10" (3.20 x 3.00)

A fully tiled bathroom featuring pvcu windows, a heated towel rail, corner shower, jacuzzi bath, sink, bidet & wc. Designed for both style and practicality, it offers a luxurious yet family-friendly space.

Bedroom One

15'6" x 14'10" (4.74 x 4.53)

One of seven bedrooms in total and one of two stunning suites located on the first floor. Featuring fitted carpet, 5 x pvcu windows to the front aspect, wall mounted tv point, radiator and door to the walk-in dressing room & en-suite.

Dressing Room

10'5" x 8'0" (3.18 x 2.45)

Generous walk-in dressing room with pvcu windows, fitted carpet and a generous range of wardrobes.

En-Suite One

10'5" x 8'7" (3.20 x 2.62)

Sizeable en-suite comprising pvcu windows, radiator, heated towel rail, double shower, sink/storage unit, bidet & wc.

Bedroom Two

20'1" x 14'7" (6.14 x 4.45)

Second expansive bedroom with fitted carpet, 5 x pvcu windows to the front aspect, radiator, carpet and door through to the en-suite.

En-Suite Two

6'1" x 5'10" (1.86 x 1.80)

Second en-suite equipped with pvcu windows, radiator, double shower, sink/storage unit, bidet & wc.

Bedroom Three

14'9" x 14'3" (4.52 x 4.35)

Third double bedroom comprising fitted carpet, radiator and pvcu windows to the rear aspect.

Bedroom Four

13'1" x 10'6" (4.00 x 3.22)

Fourth spacious bedroom with fitted carpet, radiator and pvcu windows.

Landing

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

The upper landing enjoys natural light from a velux window and is finished with laminate flooring for a clean, contemporary feel. From here, doors lead to bathroom three and bedrooms five, six and seven, while open views extend across the galleried landing two storeys below, offering a striking perspective over the chandelier and reception hall. This level provides excellent versatility, with the three bedrooms easily adapted to suit individual needs - whether additional guest rooms, a home office

suite, gym or creative studio, with one currently arranged as a dedicated cinema room.

Bathroom Three

7'7" x 4'8" (2.32 x 1.43)

Third full bathroom, fully tiled with radiator, corner shower, sink and wc.

Bedroom Five

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

Fifth bedroom, located on the 2nd storey, with fitted carpet, radiator and pvcu windows.

Bedroom Six

14'9" x 9'5" (4.51 x 2.88)

Sixth versatile bedroom, currently used for additional storage, with laminate flooring, radiator and velux windows to the rear with semi-rural views.

Bedroom Seven

18'8" x 18'6" (5.69 x 5.64)

Generous space, currently styled as a cinema room, with pvcu & velux windows, radiator and fitted carpet.

External & Location

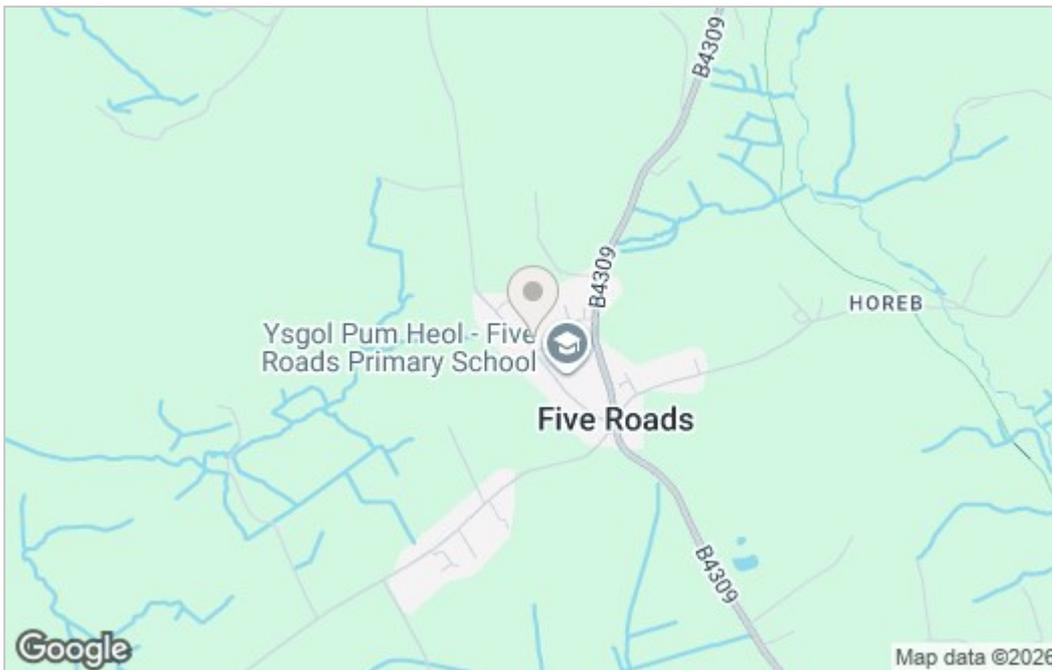
Approached via electric gates, the property sits within a generous private plot, with a sweeping driveway providing extensive parking and access to the garage. The substantial detached double garage is fitted with twin electric up-and-over doors, pvcu double glazing & alarm, providing secure parking and excellent storage. A side pedestrian door offers convenient access to the garden, while a first-floor boarded storage area with exposed beams adds further practicality and character. With its generous proportions, the garage presents exciting potential for conversion into an annexe, studio or home office (subject to the necessary consents). The surrounding gardens create space for outdoor dining, entertaining or simply enjoying the privacy and tranquillity of the setting.

Located within the popular village of Five Roads near Llanelli, the home enjoys a semi-rural atmosphere while remaining conveniently positioned for access to Llanelli, Carmarthen and key road links. With coastline, countryside walks and everyday amenities all within easy reach, this is a home that delivers both lifestyle and connectivity in equal measure.

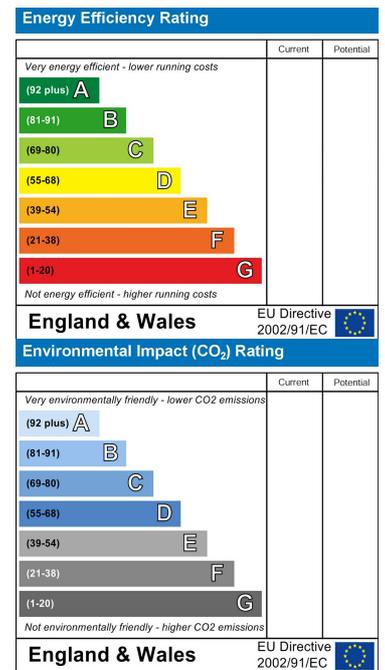
Floor Plan



Area Map



Energy Efficiency Graph



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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