Rosedale Cottage Horeb Road, Five Roads, Llanelli, Carmarthenshire, SA15 5YY



Offers in the region of £709,500







An exceptional property located in the sought after Village of Five Roads within easy access to the M4, the market town of Carmarthen & Trostre Retail Park. Also within easy proximity of the National Botanical Garden of Wales and the coast road leading to the harbour town of Burry Port & Pembrey Country Park. Beautifully presented throughout with architectural features, striking interiors yet still giving warmth and that cosy cottage feel.
Viewing is recommended to appreciate the stunning location and well appointed accommodation. A Gated driveway leads to large expanse of front & rear gardens, bordered by mature trees affording that privacy for family gatherings and a space to relax.
The home itself offers good space whilst feeling welcoming and homely, comprising of Porch, Entrance Hallway, Cloakroom, Kitchen, Dining Room, Lounge, Four Double Bedrooms, Bathroom & Shower Room.
The Stand out feature lies to the rear of the property, a fabulous Pool House with heated swimming pool complete with changing rooms & shower giving this delightful property something special to indulge & enjoy. Viewing By Appointment only.
EPC Rating-C, Square Metre-211, Council Tax-E

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

RICS
naea | propertymark PROTECTED

Entrance Porch

Via composite entrance door, LVT flooring, radiator, timber arched windows to each side, glazed door through to:



Entrance Hallway

Understairs storage cupboard, LVT flooring, plate rail, radiator, textured ceiling, stairs to first floor.



Cloakroom

Wall mounted wash hand basin, high level W.C, tiled flooring, tongue & groove panelling to half, timber glazed window to front.

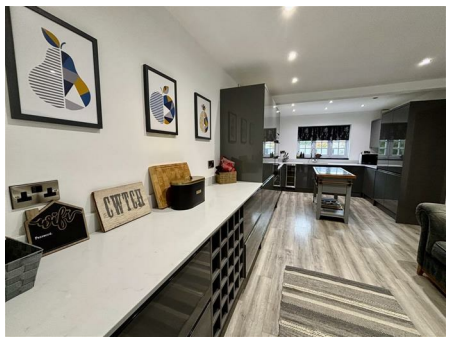


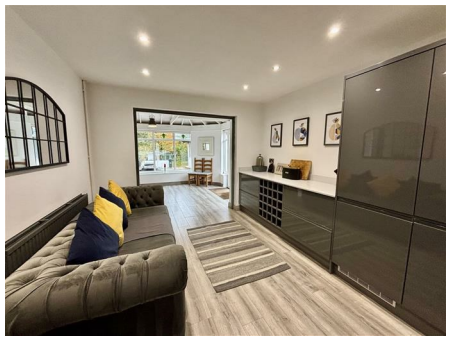
Kitchen

20'10" x 10'8" (6.37 x 3.26)

Fitted with a range of base & wall units with complimentary quartz worksurface over, stainless steel sink unit, built in electric oven, separate grill and 5 ring gas hob with extractor hood over, integrated fridge and freezer, integrated Smeg dishwasher, wine cooler, LVT flooring, radiator, uPVC double glazed window to front, smooth ceiling with spotlighting, opening through to:







Dining Room/Sun Lounge

20'3" x 11'3" (6.18 x 3.43)

Vaulted ceiling with exposed beams, uPVC double glazed windows to rear and sides, uPVC double glazed French doors to side, radiator, LVT flooring.





Lounge
30'5" x 20'10" (9.28 x 6.36)
Oak flooring, brick fireplace with feature beam & log burner, exposed wooden beams, three uPVC double glazed windows to front, uPVC double glazed window to rear, uPVC double glazed French doors to rear patio area, smooth ceiling, two radiators.



FIRST FLOOR

Landing
Stained glass windows to rear, with glazed panelled door leading out to covered balcony with balustrade, smooth ceiling.



Bedroom 1
15'2" x 11'1" (4.64 x 3.38)
uPVC double glazed window to rear, radiator, feature beam, smooth ceiling.



Bedroom 3
12'11" x 9'10",104'11" (3.94 x 3,32)
uPVC double glazed window to rear, radiator, feature beam, picture rail, smooth ceiling



Bathroom
11'1" x 7'9" (3.38 x 2.38)
Fitted with a three piece suite comprising of walk in shower, low level W.C., floating wash hand basin with vanity unit and freestanding bath, tiled floor, walls tiled to 1/2, radiator, smooth ceiling and feature beam, uPVC double glazed window to front.



Hallway

Two uPVC double glazed windows to front, Timber flooring, access to loft space, two double storage cupboards, radiator.



Bedroom 2

14'6" x 10'5" (4.42 x 3.19)

uPVC double glazed window to front, radiator, smooth ceiling, feature beam.



Bedroom 4

9'1" x 11'10" (2.77 x 3.63)

uPVC double glazed window to rear, radiator, smooth ceiling, feature beam.



Shower Room

Fitted with a three piece suite comprising of shower cubicle, low level W.C. and table mounted wash hand basin, Velux window, tiled flooring, partly tiled walls, smooth ceiling, feature beam, heated towel rail.



External

Gated driveway leads to front garden laid to lawn, Rear patio area, covered Dining Area with open fireplace and storage rooms, Outside W,C., garden laid to lawn, pathway laid with chippings leads to Pool House and further storage outbuilding.











Pool House

37'5" x 25'3" (11.42 x 7.71)

Paved flooring, heated pool with cover, three double glazed patio doors, changing rooms, tiled shower room, vaulted ceiling with exposed beams.

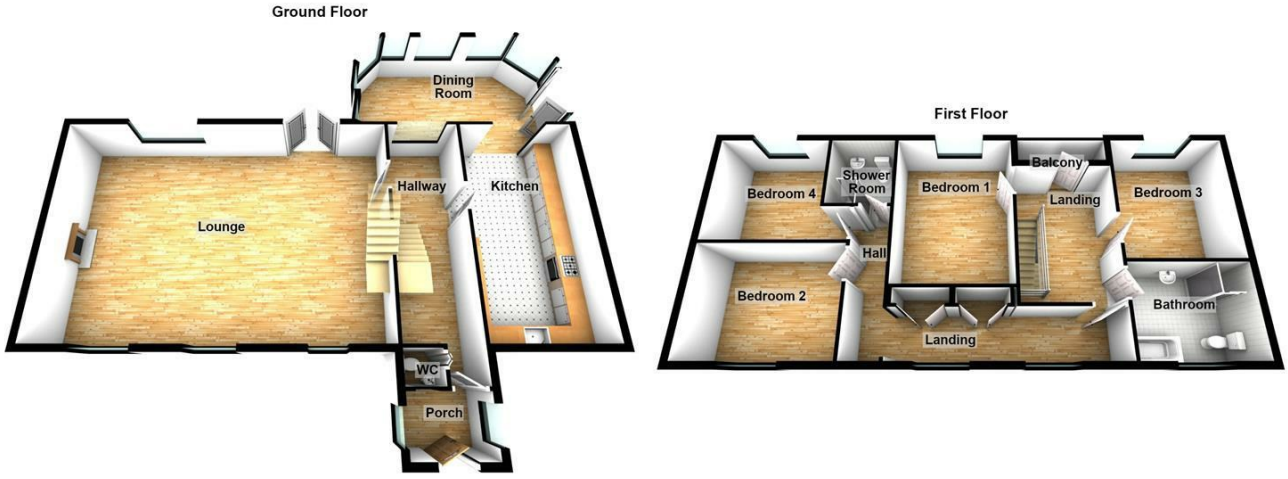


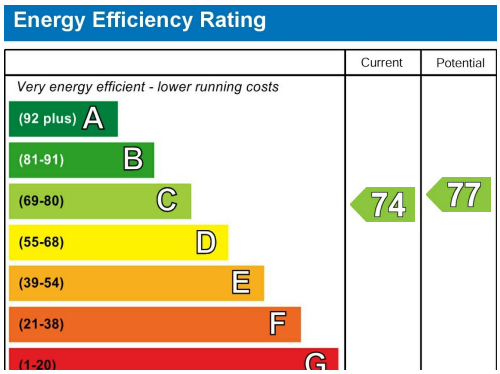


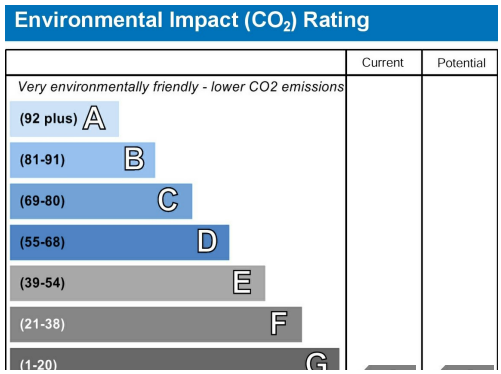


Services

Mains gas, water, electric & drainage.







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.