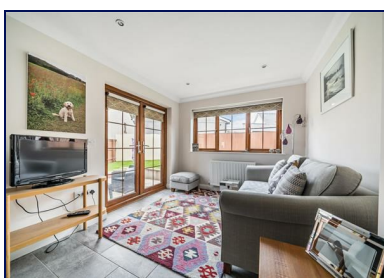
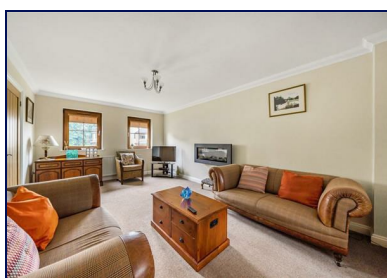


# 18 Llygad-Y-Ffynnon, Five Roads, Llanelli, Carmarthenshire, SA15 5UL



**Asking price £389,995**



Immaculately maintained and spacious four double bedroom detached house in the village of Five Roads, a sought after area, handy for commuting to Llanelli, Carmarthen and beyond.

The property was built in 2014 by Sauro construction a local builder, and the house can be found in a small development. The property is all mains services, and the combi boiler has been regularly serviced.

Living space is very good, particularly the ground floor rear is one large open plan kitchen dining sitting room, with sunlight flooding in and looking over the well maintained gardens. Ground floor also offers two further receptions, downstairs wc and utility. The first floor benefits from the four bedrooms all with built in wardrobes, one en-suite and main spacious bathroom.

Detached garage and driveway for two cars sits to the side of the house. Only on viewing can you fully appreciate the size and perfect condition of this family

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**RICS**

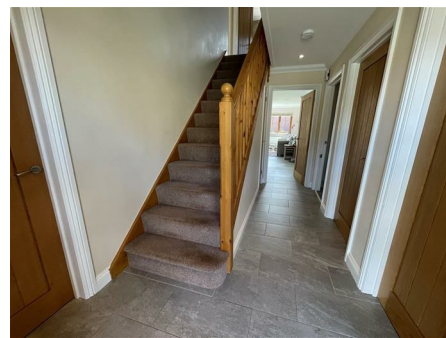


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PROTECTED

## Entrance Hall

Stairs to first floor, tiled floor, radiator, spotlights and coving to ceiling.



## Living Room

17'10" x 11'1" (5.44 x 3.40)

Twin windows facing front, radiator, wall mounted electric fire, double doors into family dining kitchen space.



## Sitting Room/Study

8'2" x 5'4" (2.49 x 1.63)

Window to front, radiator, coving.



## Downstairs Cloaks/WC

Wc, basin, tiled splashback, tiled floor, radiator, extractor fan, window facing side.



## Utility Room

8'2" x 5'4" (2.49 x 1.63)

Base units, worktop housing sink, part tiled walls, spaces for washing machine, tumble dryer, wall mounted Worcester boiler, radiator, coving, door to side aspect.



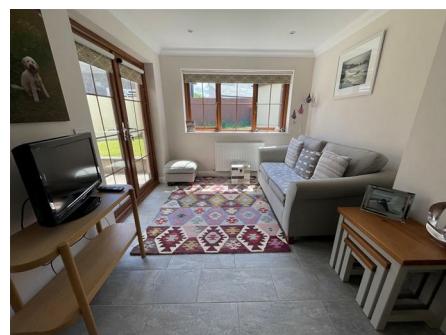
## Open Kitchen Dining Sun Room

26'8" x 20'9" (8.13 x 6.35)

Kitchen area: range of base and wall units, worktop housing sink, built in oven, four ring gas hob, extractor above, integrated fridge freezer, tiled floor, part tiled walls, window to rear.

Kitchen opens out to dining area and seating area, window to rear, radiator, double doors into living room, tiled floor, seating area offers French doors to garden, radiator, tiled floor.

Coving and spotlights.



## FIRST FLOOR

### Landing

Window to front, airing cupboard, loft access with pull down ladder, radiator, coving.



### Bedroom 1

11'6" x 10'11" (3.53 x 3.35)

Window to front, radiator, walk in dressing room.



### En-Suite Shower Room

Shower cubicle, vanity housed wash hand basin, wc, tiled floor, tiled walls, window facing side, extractor fan, heated towel rail, coving.



## Bedroom 2

10'9" x 10'5" (3.28 x 3.20)

Window over looking rear garden, radiator, built in wardrobes, coving.



## Bedroom 3

11'10" x 8'7" (3.63 x 2.64)

Window facing front, radiator, coving, built in double wardrobes.



## Bedroom 4

10'0" x 8'7" (3.05 x 2.64)

Window looking over rear garden, radiator, built in double wardrobes.



## Main Bathroom

Four piece suite, bath, shower, vanity housed wash hand basin, heated towel rail, wc , window facing rear, tiled floor and walls.



## Externally

Lawned front garden, side access to rear garden, side driveway for two/three cars, detached pitched roof garage with electrics, we are advised a car will fit and you can open the doors. Rear garden is fully enclosed, laid to lawn and wild flower area, patio entertaining area, outside tap and lighting, external electric sockets to front and rear.



## Detached Garage

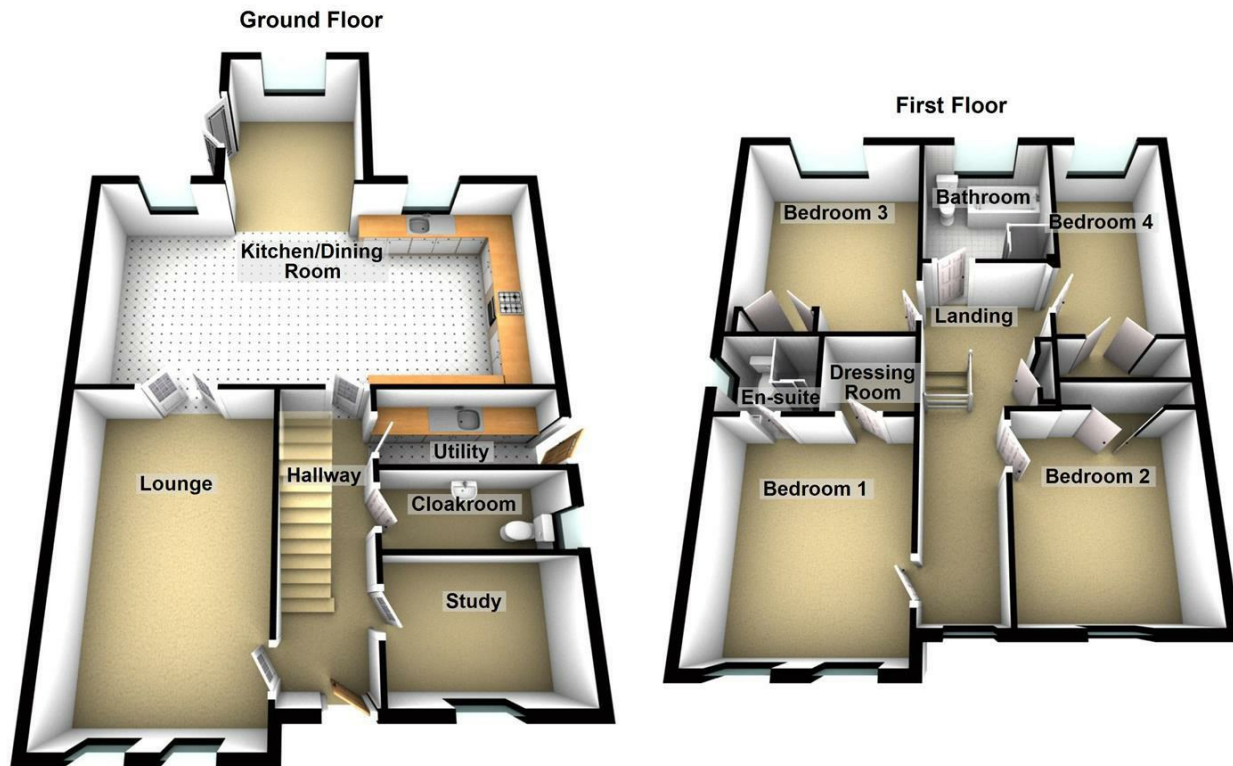
18'5" x 12'4" (5.63 x 3.78)

Pitched roof for storage, electrics, up and over door, fits car and can open doors of car, side door and window.



## Services

Advised all services are mains. Wide angled lens has been used on occasion.



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		
	79	86

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

**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.