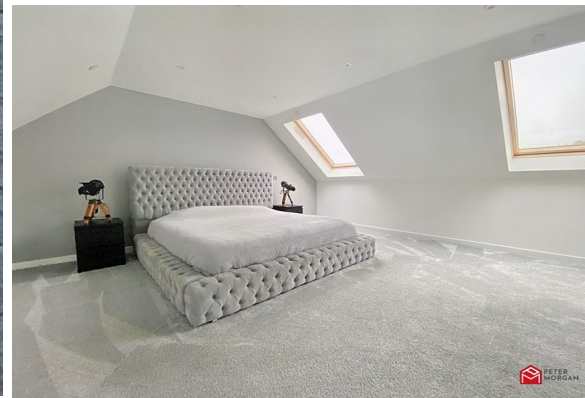


THE GUILD  
PROPERTY  
PROFESSIONALS

2021  
WALES  
SALES  
GOLD WINNER

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Horeb Five Roads, Llanelli, Carmarthenshire. SA15 5AQ



**£500,000 Guide Price**

## Main Features

- Modern Detached Family Home
- Tastefully Designed Throughout
- Sought After Location
- Five Bedrooms
- Ample Off Road Parking & Double Garage
- Boasts Fantastic Country Side Views
- EPC - TBC
- Freehold
- Charming Community
- Buyers Fees Apply

## General Information

An amazing opportunity to purchase an outstanding modern property, that is unique and immaculately presented throughout! Nestled in a rural charming community, this fantastic newly built, detached family home is perfect for multi generational family living. Over three floors the property comprises versatile living spaces, a fantastic modern fitted kitchen diner, separate WC's, a modern family bathroom having its very own wall mounted TV, five bedrooms, master with a private en suite and dressing area, and finally Bi-fold doors having access to the enclosed low maintenance rear garden and a detached garage with electric.

This impressive home benefits from under floor heating throughout the ground floor and a sprinkler system.

Five Roads is a small friendly village within a short drive to Llanelli and Carmarthen. This delightful community is most popular for its surround country side walks, two popular pubs 'The Stag' and 'Waunwyllt' offering superb food and wonderful atmosphere and Five Roads Primary School.

## GROUND FLOOR

### Hallway

A welcoming hallway having tiled flooring, inset ceiling spotlights, underfloor heating and an oak stairway with a glass balustrade to the first floor.

Doors to;

### W.C.

Comprising of a low level WC and a feature Vessel wash basin with feature tap. Inset ceiling spotlights, fully tiled walls and flooring.

### Lounge

uPVC double glazed window to the front aspect, carpeted flooring, two alcoves with inset spotlights, ample space for an inset TV and space for a feature fire.

### Study

uPVC double glazed window to the front aspect and tiled flooring.

### Open Plan Kitchen

A modern kitchen appointed with a range of matching wall and base units with Quartz work tops over and a single sunken sink. uPVC double glazed window, integrated NEFF 5-ring induction hob with NEFF extractor fan, integrated dishwasher, integrated NEFF dishwasher, NEFF oven/grill, additional NEFF oven, slim line wine cooler, breakfast bar, tiled flooring and inset ceiling spotlights.

Door to;

### Utility

Comprising of base units with work tops over and a sunken sink. uPVC double glazed window, plumbing in place for a washing machine, space for a tumble dryer, tiled flooring and inset ceiling spotlights.

Door to access the rear garden.

## FIRST FLOOR

### Landing

A gallery landing having a double glazed window to the front aspect, carpeted flooring, inset ceiling lighting and double storage cupboard.

Doors to;



### **Bedroom Two**

uPVC double glazed window to the rear aspect, carpeted flooring and inset ceiling spotlights.

Door to;

### **Jack & Jill Bathroom**

A modern bathroom comprising of a low level WC, vanity wash hand basin and rain forest shower with additional hand-held shower head. Fully tiled, mirror with sensor lighting, feature radiator, inset ceiling spotlights and extractor fan.

### **Bedroom Three**

Double glazed window to the front aspect, carpeted flooring and inset ceiling spotlights.

This bedrooms shares Jack & Jill Bathroom with Bedroom Two.

### **Family Bathroom**

A modern bathroom comprising of a low level WC, twin wash hand basin and feature bath with free-standing feature tap & hand-held shower head. Fully tiled, feature radiator, waterproof wall mounted mirror/TV and mirror with sensor lighting.

### **Bedroom Four**

Double glazed window to the rear aspect boasting fantastic views, oak flooring and inset ceiling lighting.

### **Bedroom Five**

Double glazed window to the front aspect, oak flooring and inset ceiling spotlights.

## **SECOND FLOOR**

### **Master Suite**

A beautifully presented master suite having vaulted ceilings, three double glazed windows to the rear aspect boasting natural light, carpeted flooring, radiator and dressing area.

Door to;

### **En Suite**

Comprising of a low level WC, a wash hand basin, a rainforest shower with an additional hand-held shower head. Fully tiled, inset ceiling spotlights and extractor fan.

## **EXTERNALLY**

### **Garage**

A double garage having an electric roller door, lighting and electric.

### **Gardens**

A front drive for ample off road parking.

An easy maintenance tiered rear garden benefitting from laid to lawn area and a patio area to enjoy family days, the garden is also enclosed, perfect for small children and animals.

### **Mortgage Advice**

PM Financial is the mortgage partner in the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 option 3 or email us at [npt@petermorgan.net](mailto:npt@petermorgan.net) (fees will apply on completion of the mortgage)

## Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £300 inc VAT for this pack.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

## Viewings

Strictly By Appointment Only

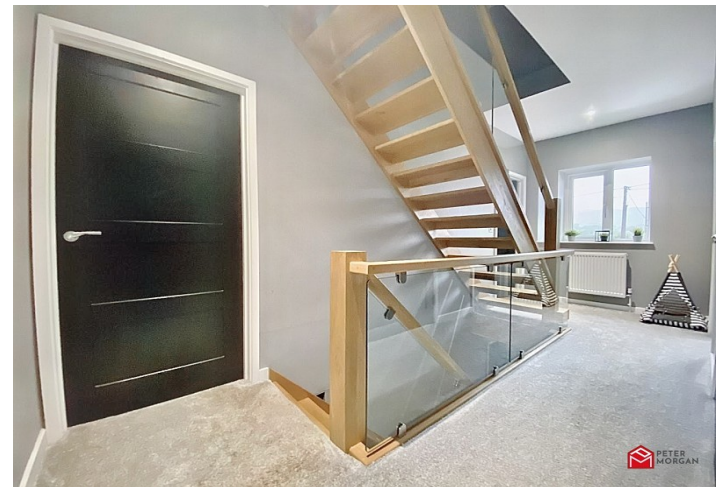
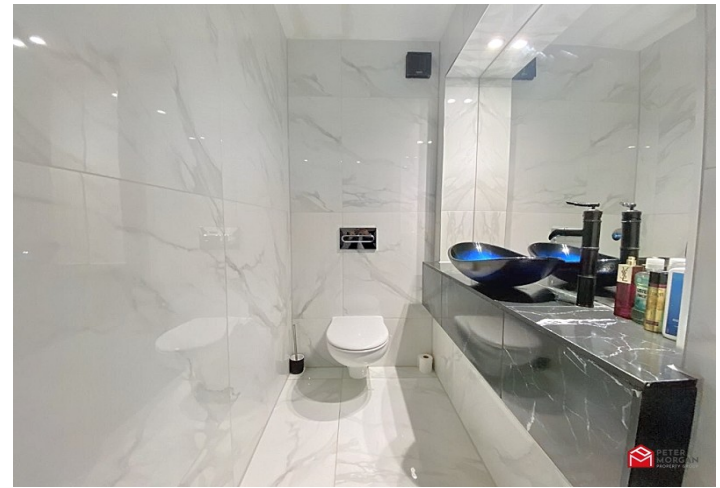
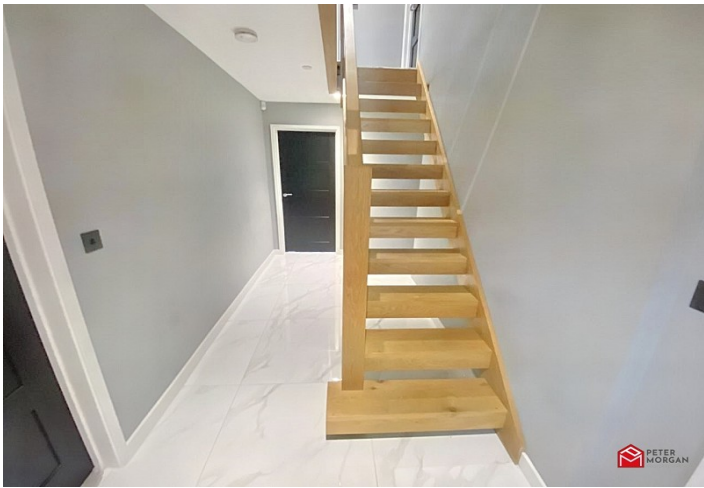
## Utilities

Mains electricity, mains water, mains drainage, LPG gas (Services not tested)

**Current council tax banding** Not Specified

**Current heating type** Gas

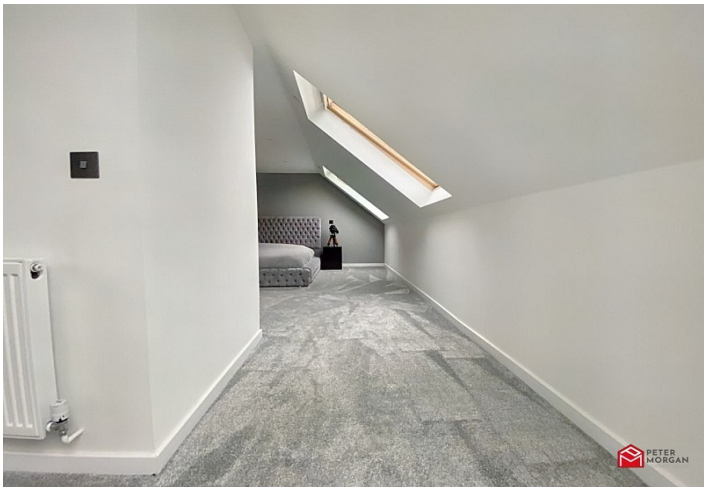
**Tenure (To be confirmed)** Freehold












Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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