



6 Clos-Y-Parc
Five Roads | Llanelli | SA15 5HB

Nestled within the highly desirable village of Five Roads in Llanelli, 6 Clos-Y-Parc is a substantial seven-bedroom detached family residence, proudly positioned at the end of an exclusive cul-de-sac. This impressive home enjoys a commanding setting, offering both privacy and a sense of prestige, making it an ideal choice for growing families seeking space, comfort, and a beautiful countryside backdrop.

Five Roads is a charming and well-regarded village that continues to attract buyers seeking a balance of peaceful rural living and convenient access to amenities. With a strong sense of community, the area benefits from local shops, traditional pubs, reputable schools, and scenic countryside walks right on your doorstep. The nearby coastline and attractions such as Llanelli Millennium Coastal Path provide endless opportunities for leisure, while excellent transport links connect you easily to surrounding towns and cities, making it a highly desirable place to call home.

Let's now take a look in more detail...

Approach

After journeying through the picturesque village of Five Roads, you meander along the attractive street of Clos-Y-Parc where you are warmly greeted by No. 6. The property is approached via grand double gates, complemented by an additional pedestrian iron gate, opening into impressive grounds. To the front, a substantial brick-paved driveway provides ample parking for multiple vehicles and is bordered by a wall, mature trees, and shrubs, all beautifully illuminated by external lighting. Your attention is immediately drawn to the striking façade of the home, where a four-pillar covered porch, complete with spotlighting, creates a grand and inviting entrance that guides you inside.

Throughout the home, modern features such as ground floor underfloor heating with individual thermostats and a comprehensive alarm system add both comfort and peace of mind.

Step inside...

Entranceway

You are welcomed into an awe-inspiring three-storey entrance hall where the gallery landings from the first and second floors overlook this magnificent space. Instantly impressive, this area is filled with natural light and an abundance of features that capture your attention from every angle. The tiled flooring benefits from underfloor heating, while two sash windows to the front and frosted feature windows flanking the entrance door enhance the brightness. Decorative coving, extensive spotlighting, and a stunning central chandelier complete the space beautifully. From here, you have access to the study, WC, dining room, lounge, kitchen/breakfast room, and a practical cloakroom for neatly storing coats and shoes, along with the alarm system control panel.







Study

Situated to the front of the home, the study is a naturally bright and versatile space, enhanced by two sash windows that flood the room with light. Featuring tiled flooring with underfloor heating, decorative coving, and a ceiling rose, this room can easily be adapted to suit a variety of needs, whether as a home office, playroom, or additional reception space.

WC

The ground floor WC houses a large wash basin with storage beneath, a WC, tiled walls, and tiled flooring with underfloor heating, a mirror with touch sensor lighting, and an extractor fan.

Kitchen/Breakfast Room

Wow—what a wonderful kitchen/breakfast room. Entered via double doors from the entrance hall, your eyes are immediately drawn to the sliding patio doors and additional rear window, perfectly framing views of the garden and rolling countryside beyond. Flooded with natural light, this substantial space features tiled flooring with underfloor heating, spotlighting, feature lighting, coving, and a ceiling rose. The kitchen is fitted with an extensive range of wall, tall, and base units topped with sleek black granite worktops. Integrated appliances include a double FRANKE stainless steel sunken sink with swan tap, Baumatic dishwasher, Kenwood 5-ring gas hob with elevated extractor, oven/grill, microwave, and fridge/freezer. There is also ample space for a breakfast table, making it an ideal hub for family life and entertaining.

Utility Room

Located just off the kitchen, the utility room provides additional practicality with extra storage, a single Blanco stainless steel sink, and space for two under-counter appliances. The room benefits from tiled flooring with underfloor heating, a side window, direct access to the garden, and two large storage cupboards with fitted shelving.

Lounge

The lounge is another exceptional “wow” space, accessed via double doors from the entrance hall. This stunning room is filled with natural light thanks to triple-aspect windows that showcase breathtaking views of the garden and rolling hills beyond. Three sliding doors lead directly to the rear patio, seamlessly connecting indoor and outdoor living—perfect for summer days. The room features tiled flooring with underfloor heating, spot and central lighting, decorative coving and ceiling rose, and a beautiful feature fireplace that serves as a focal point.

Dining Room

The dining room, positioned to the front of the home, enjoys dual-aspect sash windows that allow light to pour in. With tiled flooring and underfloor heating, detailed coving, and a ceiling rose, this generous space comfortably accommodates a large dining suite, ideal for both formal and family dining.





Gallery Landing

Just wow! Ascending the grand fantail staircase, you are greeted by a wrap-around gallery landing with dual access points. A striking feature window to the front fills the space with natural light. From here, you can access four bedrooms, all with en-suites, as well as a stairway to the second floor and two storage cupboards, one of which includes fitted shelving and heating.

Principal Suite

The principal suite is a truly luxurious retreat, offering a substantial bedroom with a large window framing stunning countryside views. A sliding door leads out to a private balcony—perfect for enjoying peaceful mornings or evenings. The room features carpeted flooring, coving, and a spacious walk-in wardrobe fitted with two sets of wardrobes with hanging rails and shelving, along with spotlighting and a rear window. The en-suite is beautifully appointed with a Bella Casa WC, large wash basin with storage, mirror with touch sensor lighting, Creavit bidet, feature bath with handheld shower, heated towel rail, and a large walk-in shower, all complemented by tiled flooring, tiled walls, spotlighting, extractor fan, and a frosted rear window.

Bedroom Two with En-Suite

Bedroom two is another generously sized room, enjoying a large rear window with breathtaking views. Featuring carpeting, coving, and space for seating or a dressing area, it also benefits from a built-in storage cupboard. The en-suite includes a WC, wash basin with storage, shower cubicle, heated towel rail, spotlighting, extractor fan, frosted side window, and tiled finishes.

Bedroom Three with En-Suite

Bedroom three, positioned to the front, offers dual-aspect sash windows, carpeted flooring, and coving. This lovely room also includes a walk-in wardrobe and a private en-suite fitted with a WC, wash basin with storage, mirror with sensor lighting, shower cubicle, heated towel rail, spotlighting, extractor fan, and tiled finishes.

Bedroom Four with En-Suite

Bedroom four, the smallest on this floor yet still generously sized, features two front-facing sash windows, carpeted flooring, coving, and a built-in wardrobe. Its en-suite includes a WC, wash basin with storage, mirror with touch sensor lighting, shower cubicle, heated towel rail, side window, spotlighting, extractor fan, and tiled flooring and walls.







Let us now ascend to the second floor...

Second Floor Landing

The second-floor gallery landing overlooks the impressive entrance hall below, showcasing the home's stunning sense of space and architectural design, including the vaulted ceiling. With carpeted flooring and spotlighting, this landing provides access to three further bedrooms and a shower room.

Bedroom Five

Bedroom five is a vast and versatile space spanning the full depth of the home, with a sash window to the front and a rear window framing spectacular countryside views. Featuring carpeting, two access points, and a large storage cupboard, this room can be adapted to suit a variety of needs.

Bedroom Six

Bedroom six is positioned to the rear, offering breathtaking views, carpeted flooring, and a partial vaulted ceiling, creating an inviting space.

Bedroom Seven

Bedroom seven mirrors bedroom six but is located to the front, featuring a sash window, carpeted flooring, and a partial vaulted ceiling.

Shower Room

The shower room is well-equipped with a WC, feature wash basin, shower cubicle, heated towel rail, tiled flooring and walls, spotlighting, and an extractor fan.





Step Outside...

The gardens at 6 Clos-Y-Parc provide a wonderful combination of patio areas and level lawns, offering either an easy-to-maintain outdoor space or a blank canvas for further landscaping. Enclosed by fenced walls, the grounds create a safe environment for children and pets. Paved pathways run to both sides of the home, allowing easy access all around, while the front driveway offers extensive parking.

Detached Double Garage

The property further benefits from a detached double garage complete with lighting, electricity, and double electric up-and-over doors. A staircase leads to a second floor, offering fantastic potential for conversion into an annex, home gym, office, or additional living space to suit your needs.

Local Area

Five Roads and the wider Llanelli area are highly sought-after for their blend of countryside charm and excellent connectivity. The village itself offers a welcoming community atmosphere with local shops, pubs, and well-regarded schools nearby, making it ideal for families. Just a short drive away, Llanelli town provides a wider range of amenities including supermarkets, leisure facilities, and retail options. For those who enjoy the outdoors, the nearby Llanelli Millennium Coastal Path offers miles of scenic walking and cycling routes along the coastline. Excellent road links connect you to Swansea, where you will find a vibrant city centre, university, hospitals, and mainline rail connections, making commuting and travel highly convenient. This combination of rural tranquillity, coastal beauty, and accessibility continues to make Five Roads a truly desirable place to live.





Additional Property Information

Chain Free
Freehold
Tax Band - H
Gas/Electric
Mains Water
Mains Drainage

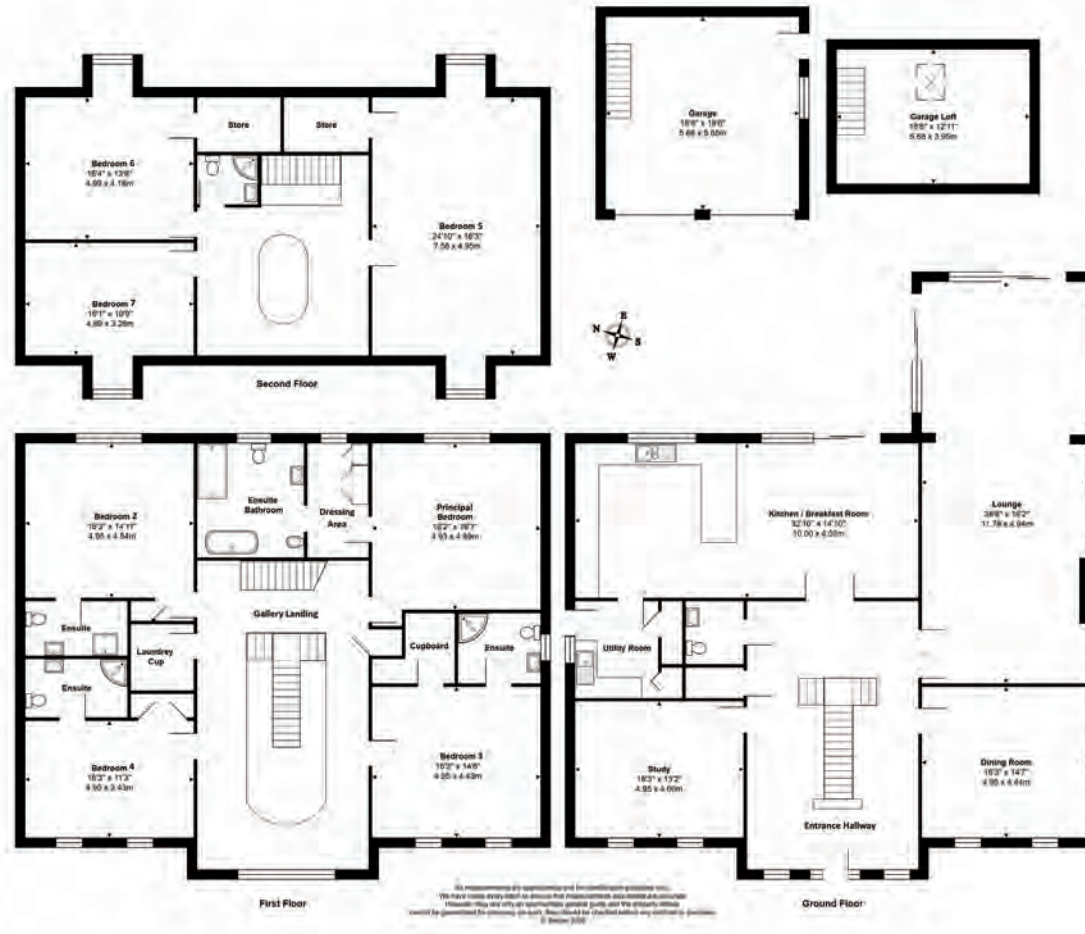
6 Clos-Y-Parc owns the road and
pavement within Clos-Y-Parc
Ultrafast Broadband Available

For mobile coverage please visit [https://
checker.ofcom.org.uk](https://checker.ofcom.org.uk)

ALL INFORMATION MUST BE
CHECKED BY A SOLICITOR

6, Clos Y Parc, Five Roads, Llanelli, SA15 5HB

Approximate Total Area: 5392 sq. ft. (excluding garage, garage loft)



Asking price £750,000



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