

Pant Y Meillion

Llandeilo Road | Gorslas | Llanelli | Dyfed | SA14 7LR

FINE & COUNTRY

Welcome to Pant Y Meillion, an exceptional individually designed six-bedroom detached family home beautifully positioned within just over two acres of impressive private grounds in the desirable semi-rural village of Gorslas. Thoughtfully designed by the current owners, this remarkable home perfectly blends contemporary family living with luxury, space and versatility. Boasting stunning open-plan living areas, six double bedrooms, extensive parking, a substantial detached outbuilding with endless potential and breathtaking grounds surrounded by mature trees, Pant Y Meillion offers a truly rare opportunity to acquire a spectacular family home in a peaceful yet highly convenient location.

Nestled within the desirable semi-rural village of Gorslas, popular with families and those seeking a quieter pace of life, the area offers an excellent selection of local shops, traditional pubs, cafés, schools and leisure facilities, together with beautiful surrounding countryside ideal for walking and outdoor pursuits. With excellent road links providing easy access to Llanelli, Ammanford and the M4 corridor, it is easy to see why this location continues to attract buyers looking for space, convenience and lifestyle.

Let's now take a look in more detail…

Approach

After travelling through Gorslas, you arrive at Pant Y Meillion, where immediately the impressive approach sets the tone. A sweeping tarmac driveway guides you towards the double electric gates which open into this exceptional home. The driveway, beautifully lined with level lawns, mature trees and established shrubs, creates a wonderful sense of arrival as it leads you towards extensive parking areas laid with both tarmac and chip-stone, offering ample space for multiple vehicles. A chip-stone pathway together with paved steps then guide you to the striking glass double front doors inviting you inside.

Step inside…

Entranceway

You are welcomed into a super bright and airy entranceway which immediately creates a truly impressive first impression. Natural light beams through the glass front doors flanked by two large windows together with three Velux-style windows above, flooding the space with light. Your eyes are instantly drawn towards the stunning oak stairway rising to the gallery landing with its partial vaulted ceiling overlooking the entranceway below. Finished with tiled flooring complemented by underfloor heating, black polish venetian plaster feature wall, spotlighting and a Hikvision monitor system, this wonderful central hub provides access to the lounge, kitchen/ breakfast room, the oak staircase to the first floor and the inner hallway leading to the remainder of the ground floor accommodation.













Lounge

A double open way guides you into the stunning lounge, an exceptional space designed perfectly for both relaxing and entertaining. The room is beautifully bright thanks to the magnificent apex window to the front, bi-folding doors and additional side window which all overlook the impressive grounds. The vaulted ceiling with exposed oak beams and spotlighting further enhances the sense of space and character, whilst oak flooring with underfloor heating runs throughout. Dual open access leads seamlessly into the dining room where a dual-faced wood burner with oak mantle and slate surround can be enjoyed from both spaces, creating a warm and inviting atmosphere.

Dining Room

Seamlessly connected to the lounge is the dining room, a fantastic entertaining space with double patio doors overlooking the rear garden and beautifully connecting the indoors with the outside. The room offers oak flooring with underfloor heating together with spotlighting and central lighting, whilst also providing access to the study and remaining open to the kitchen/breakfast area, creating a wonderful flow throughout the home.

The Study

The study enjoys a wonderfully peaceful setting with triple aspect windows overlooking the gardens allowing natural light to beam through the space. Finished with oak flooring with underfloor heating together with spotlighting, this room creates the ideal study or quiet reading space.

Kitchen/Breakfast Room

The kitchen/breakfast room truly forms the heart of the home, offering an incredibly spacious room with fantastic connections to the surrounding living spaces. Triple aspect windows together with three Velux-style windows flood the room with natural light, whilst tiled flooring with underfloor heating and spotlighting continue throughout. The kitchen itself is fitted with a range of tall and base units with resin tops. The integrated appliances include a double graphite sink with adjustable tap, Bush dishwasher, freezer, two oven/grills and space for an American-style fridge/freezer. Centrally positioned is the impressive island providing an abundance of storage drawers, a Stoves four-ring induction hob, additional two-ring gas hob, elevated extractor fan and breakfast bar seating suitable for up to six stools. From here there is access back to the entranceway and through to the utility room.

The Utility Room

The utility room provides excellent additional practicality, fitted with further wall, tall and base units together with a stainless steel sink and double drainer. There is space for two under-counter appliances whilst tiled flooring with underfloor heating and spotlighting continue throughout. The room also provides access to the inner hallway and externally to the rear of the property.

















Boot Room & WC

The useful boot room offers the perfect space for storing coats and shoes neatly out of sight. From here you can access the downstairs WC, furnished with a WC, wash basin with storage underneath, heated towel rail, feature wall, extractor fan and a frosted rear window.

Sitting Room

Situated to the front of the home is the versatile sitting room, beautifully bright thanks to the double patio doors allowing natural light to beam through. Finished with tiled flooring with underfloor heating together with spotlighting, this flexible room also provides access through to the home office.

Home Office

The sitting room opens into another versatile space currently utilised as a work space. Finished with tiled flooring, underfloor heating, spotlighting and double patio doors to the front, these two rooms together offer fantastic flexibility and could equally serve as a playroom, workspace or additional reception accommodation to suit individual needs.

Storage Room & Boiler Room

Situated off the hallway is a very useful storage room, ideal for keeping household items neatly tucked away, which in turn provides direct access through to the boiler room.

Integral Double Garage

This impressive home also benefits from a large integral double garage fitted with two electric up-and-over doors together with triple front windows. Equipped with lighting and electrics, this versatile space could be utilised as a workshop, home gym or simply for vehicle parking and additional storage.

Gallery Landing

Ascend the impressive oak stairway to the vinyl floored gallery landing which overlooks the entranceway below. Thanks to the multiple windows, natural light floods the space beautifully whilst spotlighting further enhances the bright and airy feel. From here you have access to six bedrooms, the family bathroom, shower room and three generous storage cupboards.

Principal Suite

Wow – the principal suite is truly a tremendous space. Natural light pours through the magnificent double height apex window to the front together with double patio doors opening onto a private sit-out balcony with glass balustrade overlooking the grounds. The generous bedroom enjoys vaulted ceilings with both spotlighting and feature central lighting together with vinyl flooring and sliding doors leading to wardrobe spaces. A hidden passageway then leads through to the private ensuite furnished with a WC, large wash basin with storage underneath, mirror with touch sensor lighting, feature oval bath with freestanding tap with handheld shower attachment, corner shower, heated towel rail, tiled flooring and walls, spotlighting, extractor fan and a front window.





















Bedroom Two with En-Suite
Bedroom two is situated to the rear of the home and again enjoys an abundance of natural light thanks to both the side window and Velux-style window. The room offers laminate flooring with underfloor heating, spotlighting and benefits from its own private ensuite furnished with a WC, wash basin, double walk-in shower, heated towel rail, tiled flooring and walls, spotlighting, extractor fan and a Velux-style window.

Bedroom Three
Bedroom three is another beautifully bright double bedroom with natural light beaming through two Velux-style windows together with an additional feature side window. Finished with vinyl flooring and spotlighting, the room also benefits from a versatile study area which could equally be utilised as dressing or wardrobe space.

Family Bathroom
The family bathroom is wonderfully modern, furnished with a WC, wash basin sitting atop a stunning live edge top with resin-coating, storage underneath, corner shower, heated towel rail and feature freestanding bath with floor-mounted tap and handheld shower attachment. The room also benefits from tiled flooring, spotlighting, extractor fan and a rear window.

Bedroom Four
Bedroom four is situated to the rear of the home with a large window overlooking the garden allowing lovely natural light into the room. Finished with vinyl flooring and spotlighting, this is another excellent double bedroom.

Shower Room
The shower room is fitted with a WC, wash basin with storage underneath, corner shower, heated towel rail, mirror with touch sensor lighting, spotlighting, extractor fan and a rear window.

Bedroom Five
Bedroom five is a lovely double bedroom situated to the rear of the property with two windows overlooking the garden allowing plenty of natural light to flow through. The room is finished with laminate flooring, underfloor heating and spotlighting.

Bedroom Six
Bedroom six is situated to the front of the home with two windows which allow natural light. Finished with laminate flooring, underfloor heating and spotlighting.

Step outside…
Just wow! The outside space offers complete privacy and an incredible setting extending to just over two acres wrapping beautifully around the home. A wonderful mixture of lawns and chip-stone areas are complemented by an array of plants, shrubs and mature trees surrounding the grounds, creating a peaceful and secluded environment. There is an abundance of outdoor space for children to play or four-legged friends to roam freely, together with a dedicated play area, stunning sleeper-built BBQ area and numerous seating areas ideal for entertaining or simply relaxing outdoors. Further benefits include external lighting and electrics together with a useful garden storage room fitted with two windows, perfect for storing outdoor equipment.







Detached Outbuilding

This exceptional home also enjoys the added benefit of a substantial detached outbuilding offering endless potential. The spacious building features triple rear windows together with double patio doors opening into the main space, whilst internally a staircase rises to useful storage above. Equipped with lighting, electrics and solar panels, this versatile outbuilding could serve as a home gym, office, workshop or even offer potential for conversion into a self-contained annex subject to the necessary permissions.

The Local Area

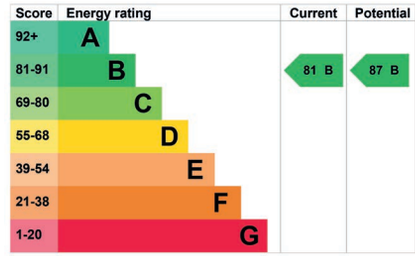
Gorslas continues to grow in popularity thanks to its fantastic balance of countryside charm and convenience. The village itself offers a range of everyday amenities including convenience stores, cafés, takeaways, public houses, local businesses and highly regarded primary schools, whilst nearby secondary schooling can be found in surrounding towns. The area is ideal for families and outdoor enthusiasts alike with beautiful surrounding countryside, walking routes and nearby attractions such as Llyn Llech Owain Country Park offering scenic walks, cycling and nature trails. Nearby Cross Hands provides additional shopping facilities and retail parks, whilst Ammanford offers a wider selection of supermarkets, independent shops, cafés, restaurants, leisure facilities and schooling. Excellent road connections via the A48 and M4 corridor make commuting straightforward towards Swansea, Carmarthen and beyond. From Ammanford there are also convenient rail links connecting to larger towns and cities across South Wales, making the area attractive to commuters whilst still retaining its peaceful semi-rural feel. Residents are also within easy reach of the stunning Carmarthenshire coastline, beautiful beaches, country parks and popular attractions, making this a wonderful location to enjoy both lifestyle and convenience.

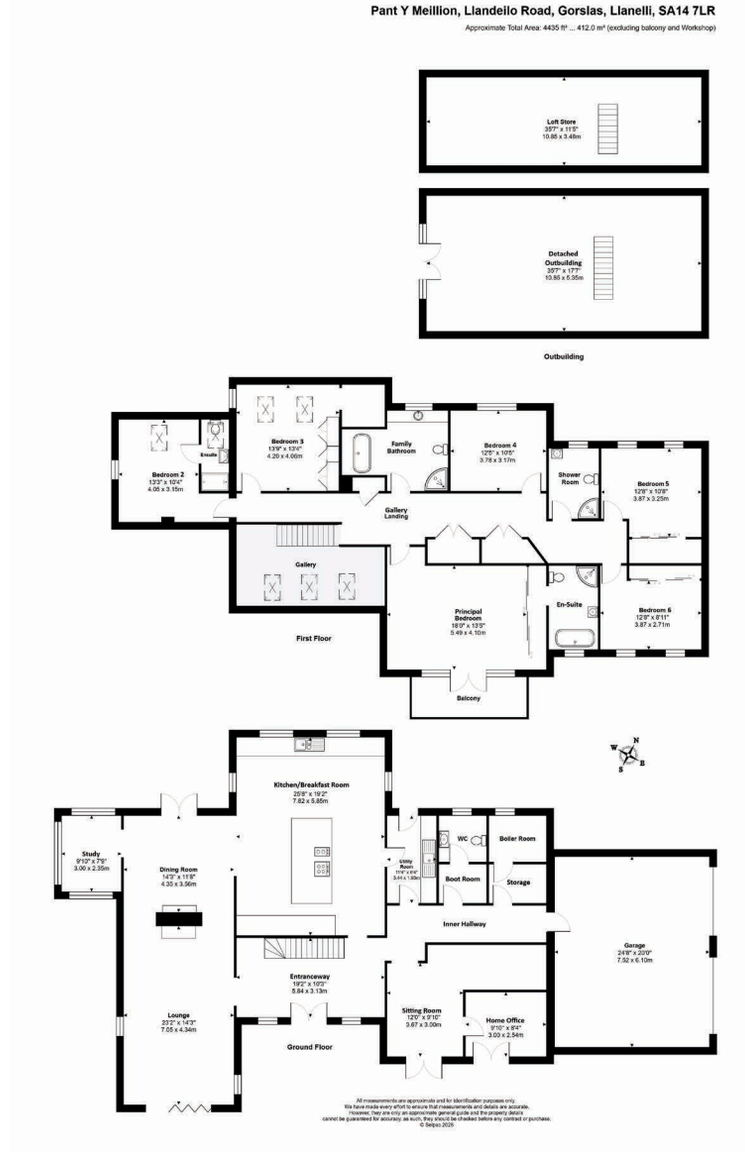


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Electric/Oil
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ALL MATERIAL INFORMATION MUST BE CHECKED BY A SOLICITOR







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