Terry Thomas & Co
ESTATE AGENTS









5 Llys Llewelyn

Peniel, Carmarthen, SA32 7DL

Situated within the highly sought-after cul-de-sac of Llys Llewelyn in the popular village of Peniel, just a short drive from Carmarthen, this exceptional detached family home was completed in 2026 and finished to an excellent standard throughout.

The spacious accommodation includes two reception rooms, a stylish open-plan kitchen/dining room, utility room and ground floor WC, with four well-proportioned bedrooms, including a principal bedroom with en-suite, and a contemporary family bathroom upstairs.

Designed for modern living, the property benefits from underfloor heating powered by an air source heat pump, 1GB fibre broadband, and excellent energy efficiency. Outside, there is off-road parking for up to four vehicles together with a versatile home office, games room or gym, ideal for home working or a variety of other uses.

An outstanding opportunity to purchase a high-quality modern home in one of Carmarthenshire's most desirable villages.

Offers in the region of £585,000

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The property offers spacious and thoughtfully designed accommodation, comprising a welcoming living room, a separate family room, an impressive open-plan kitchen/dining room, utility room and cloakroom/WC on the ground floor. Upstairs are four well-proportioned bedrooms, including an excellent principal bedroom with en-suite shower room, together with a contemporary family bathroom finished to a high standard. Rear and side garden/patio area.

Externally, the property benefits from generous off-road parking for up to four vehicles and a superb detached, multi-purpose home office. This exceptional additional space is ideal for those working remotely and is equally suited as a games room, home gym, studio, hobby room or teenage retreat, offering endless flexibility to adapt to a family's changing lifestyle. Whether you're running a business from home, creating a private fitness space or simply looking for additional accommodation away from the main house, this versatile building is a truly valuable addition.

Further benefits include ultra-fast 1Gb fibre broadband with fibre direct to the property, ensuring outstanding connectivity for home working, streaming and modern family living.

Representing the last remaining property within this exclusive development, this exceptional home offers a rare opportunity to secure a beautifully finished, energy-efficient family residence in one of the area's most sought-after village locations. Combining outstanding craftsmanship, generous living space and premium specification throughout, this is a home that perfectly balances style, comfort and practicality, making it an exceptional choice for modern family life.

Living Room

15'1" x 11'4" (4.61m x 3.47m)
The room enjoys an abundance of natural light, featuring a double glazed window and uPVC double glazed French doors opening onto the rear garden. Beautiful real engineered oak flooring, finished with oil and lacquer for a durable, hard-wearing surface, adds warmth and character. A digitally controlled thermostat provides convenient and efficient temperature control.

Downstairs WC

3'10" x 6'3" (1.17m x 1.92m)
Wash hand basin with mixer tap and vanity cupboard beneath. Low-level WC. Oak engineered flooring.

Utility Room

4'0" x 6'3" (1.22m x 1.93m)
Housing the consumer unit and hot water cylinder.

Family Room

12'8" x 15'2" (3.87m x 4.63m)
Featuring a uPVC double glazed window to the front and a digitally controlled thermostat.

Kitchen/Dining Room

36'5" x 14'2" (11.10m x 4.34m)
A spacious open-plan kitchen and dining area with two uPVC double glazed windows to the rear together with uPVC double glazed patio doors leading outside. Neff oven. Neff induction hob with extractor hood above. Range of fitted cupboards. Marble-effect worktops. Stainless steel sink with cupboard beneath

Rear Utility/Laundry Room

8'2" x 8'4" (2.51m x 2.56m)
Fitted with a wash hand basin, space and plumbing for a washing machine.

First Floor

The landing provides access to: Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4 and the Family bathroom. There is also a uPVC double glazed feature window overlooking the staircase.

Family Bathroom

6'7" x 14'2" (2.01m x 4.33m)
Within the family bathroom there is a Corner shower enclosure. Wash hand basin with vanity unit. Low-level WC. Heated towel radiator. Panel bath. Obscure uPVC double glazed window

Bedroom One

15'8" x 14'3" (4.78m x 4.35m)
Featuring a uPVC double glazed window to the rear and a double panel radiator.

Dressing Room / Walk-in Wardrobe

4'1" x 9'0" (1.27m x 2.75m)
With an obscure uPVC double glazed window to the side.

Bedroom Two

10'7" x 12'8" (3.23m x 3.87m)
uPVC double glazed window to the front and a thermostatically controlled double panel radiator.

Bedroom Three

14'3" x 13'6" (4.35m x 4.14m)
uPVC double glazed window to the rear with a thermostatically controlled double panel radiator beneath.

Bedroom Four

15'1" x 14'0", extending to 15'5" (4.61m x 4.28m, extending to 4.70m)
uPVC double glazed window to the front and a thermostatically controlled double panel radiator.

En-Suite

5'6" x 9'2" (1.68m x 2.80m)
Wash hand basin with vanity cupboard. Low-level WC. Heated towel rail. Walk-in shower. Obscure uPVC double glazed window to the side

Services

Services for this property is Mains electricity, Mains water, Mains drainage. Heating is provided via the air source heat pump with underfloor heating throughout.











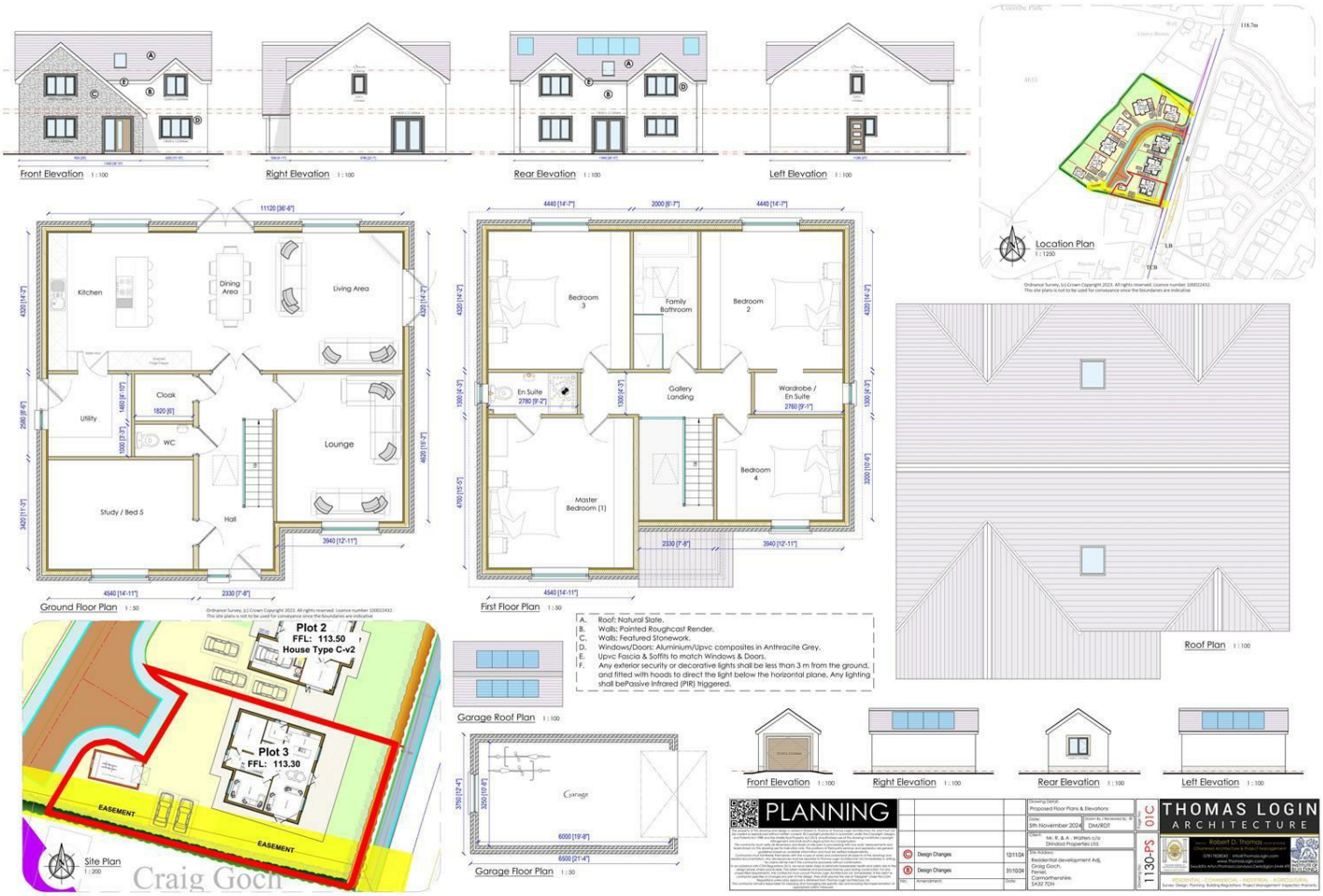








Floor Plan

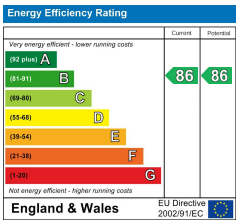


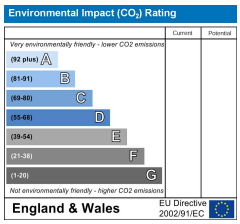
Type: House - Detached
Tenure: Freehold
Council Tax Band:

Services: Mains electricity, water and drainage. Air source heat pump and underfloor heating serve as central heating.
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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