

Ref: Ollys

5 Llys Y Mynydd, Pen-Y-Mynydd, Llanelli, SA15 4SE.

**A particularly spacious detached 5/6 bedroom executive home, sited in a commanding position on a desirable small prestigious development in the village of Pen-y-Mynydd. 1 mile from Trimsaran and 1½ miles from Ffos Las Racecourse, close to Burry Port Harbour, Pembrey Country Park and the Millennium Coastal Park.**

Llanelli 4 miles, Carmarthen 13 miles A48/M4 link road, Swansea Bay 15 miles, M4 12 miles.



This substantial residence commands an imposing position at the top of a small cul-de-sac of select properties. Built of brick, modern construction under a tiled roof with double glazing and gas central heating.

**Accommodation:** - Ground Floor: Reception Hall, Living Room, Lounge, Kitchen/Breakfast Room, Utility Room, Cloakroom, Dining Room, Bedroom 5 with En Suite Shower Room, Study/Bedroom 6. First Floor: Principle Bedroom with En Suite Dressing Room and Shower Room, 3 further Bedrooms and a Family Bathroom.

**Externally:** - Large Double Garage and Garden Room and Free Standing Conservatory.

Desirable location within easy walking distance of the village of Pen-Y-Mynydd which is on a bus route, and in Trimsaran, only a mile away, there is a small shop and post office, a primary school, fish and chip shop, pharmacy and public house. Extensive shopping facilities, schools and eateries can be found in Llanelli which is located on the Loughor Estuary 4 miles away. There are numerous places of interest to visit within easy reach, including, Laugharne, Ffos Las Racecourse, Burry Port Harbour and Pembrey Country Park and the Millenium Coastal Path. Easy access to the M4 12 miles away (Junction 48).

**Price: £450,000 No Onward Chain**

## THE RESIDENCE:

### Ground Floor –

<b>PORCH/ENTRANCE:</b>	Partially glazed double front doors lead into a sizeable reception hallway.
<b>RECEPTION HALLWAY:</b>	16'4 x 13' including stairwell. Bespoke staircase to the first floor and doors to:-
<b>LIVING ROOM:</b>	14'10" x 14'2". Window to the front aspect. Contemporary fireplace with inset wood burning stove. Wood effect flooring.
<b>LOUNGE:</b>	19'6 x 13'10". Fireplace with gas coal-effect fire. Patio doors to the rear patio and garden.
<b>DINING ROOM:</b>	14'6" x 10'4". Window to the front aspect. Wood effect flooring.
<b>KITCHEN/BREAKFAST ROOM:</b>	17'6" x 13'. Fitted kitchen comprising of a range of wall and base units with work surfaces over and partially tiled walls. 1½ bowl sink with mixer tap. Plumbing and space for a dishwasher. Built in eye level oven and microwave. Electric hob with chimney hood style extractor over. Built in wine rack and wine cooler. Ceiling downlights, space for a fridge/freezer. Patio doors and window to the rear garden. Tiled floor, door to the utility room.
<b>UTILITY ROOM:</b>	Range of fitted units, stainless steel sink. Plumbing and space for a washing machine and tumble dryer. Partially tiled walls. Larder unit and broom cupboard. External rear door and window to the rear. Tiled floor.
<b>CLOAKROOM:</b>	Wash hand basin and W.C. Tiled floor.
<b>BEDROOM 5:</b>	14'8" x 13'8". Patio doors to the rear patio and garden. Wood effect flooring. Door to the en suite shower room.
<b>EN SUITE SHOWER ROOM:</b>	6'9" x 6'1". Shower enclosure, wash hand basin and W.C. Window to the side, wood effect flooring and tiled walls.
<b>STUDY/BEDROOM 6:</b>	11'8" x 10'4". Window to the front aspect.

### First Floor –

<b>GALLERIED LANDING:</b>	16'4 x 13' including the stairwell. Study area, window to the front aspect. Walk in airing cupboard. Doors to:-
<b>LARGE WALK-IN AIRING CUPBOARD</b>	Range of shelving, Worcester Greenstar Gas Combi Boiler.
<b>PRINCIPLE BEDROOM SUITE:</b>	20'10" x 15'. Partially vaulted ceiling with exposed A frames and timbers. Very large feature triangular window to the front aspect. Door to the dressing room.
<b>DRESSING ROOM:</b>	13'10 x 10'8". Built in wardrobes, shelving and drawer units. Window to the rear which overlooks the rear garden and fields beyond. Wood effect flooring. Door to the En Suite shower room.
<b>EN SUITE SHOWER ROOM:</b>	10'7" x 5'8". Shower enclosure, pedestal wash hand basin and W.C. Tiled walls and wood effect flooring. Velux roof window to the rear.

- BEDROOM 2:** 12'2" x 10'4". Window to the front aspect. Wood effect flooring.
- BEDROOM 3:** 13'10" x 12'2". Built in wardrobes. Window to the front aspect and wood effect flooring.
- BEDROOM 4:** 13'10" x 10'8". Built in wardrobes, window to the rear and wood effect flooring.
- FAMILY BATHROOM:** 11'2" x 10'6". Paneled bath with shower attachment, shower enclosure, pedestal wash hand basin and W.C. Tiled walls and window to the rear.

**EXTERNALLY:**

- THE APPROACH:** The property is located in an imposing position at the top of a small cul de sac of executive homes. A gated entrance comprising Brick pillars and double electric gates lead into a paved long driveway that reaches out to the front and side of the residence and double garage, where there is plenty of car parking and turning space.
- DETACHED DOUBLE GARAGE:** Brick built with a tiled roof and double electric vehicular doors to the front. Concrete floor power and lighting. There is a useful storage area to the rear.
- GARDEN ROOM:** Adjoining the garage is a garden room which has double French doors leading out to a decked area which overlooks the rear gardens.
- FREE STANDING CONSERVATORY:** Located in the upper garden area, and accessed via a paved pathway there is a detached conservatory with French doors to the front, and windows on three sides, an ideal location to enjoy the surroundings. To one side there is a covered Barbeque area and an extensive paved patio.
- GARDENS:** To the front, there are lawns either side of the driveway bordered by an attractive brick wall with wrought iron railings. There are further lawned areas to the rear of the house which are on two slightly different levels.

**ENERGY PERFORMANCE FIGURES: To follow**

- SERVICES:** We understand that the property is connected to mains electricity, mains metered water and mains drainage. Gas central heating and hot water. A telephone line is believed to be connected and should be available to purchasers subject to the usual transfer arrangements.
- COUNCIL TAX:** We are informed that the property is within Council Tax Band G. (Carmarthenshire County Council).
- FIXTURES & FITTINGS:** Fixtures and fittings that are referred to within these particulars will be included in the sale unless otherwise stated.
- WAYLEAVES, EASEMENTS & RIGHTS OF WAY:** The property is sold subject to and with the benefit of all wayleaves, easements and rights of way declared and undeclared.
- TENURE & POSSESSION:** We are informed that the property is freehold with vacant possession on completion, by arrangement.

**VIEWING:**

By prior appointment only with **PROFILE HOMES**

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**Kidwelly** is 4 miles from the property, with a primary school, doctor's surgery, post office, library, small supermarket, newsagent, cafes, pubs, and a railway halt on the West Wales line. This is a small, historic town, believed to date back to c.1115, and dominated by an imposing, well preserved early 12<sup>th</sup> Century Norman castle, built in the reign of King Henry I, and overlooks the tidal lower reaches of the Gwendraeth Fach river. (The castle was notably depicted in a watercolour painting by the great artist J.M.W. Turner.) The town also has a fine Norman church. On the northern outskirts of the town is Kidwelly Museum, displaying machinery and tools used in the former tinplate works (1737 to 1941) and former coal mining and brick manufacturing industries important to the region in bygone times. Kidwelly offers natural coves, woodland, and a nature reserve. There are public footpaths and planned walks around the area and the town is connected to the National Cycle Network.

**Ffos Las Racecourse & Conference Centre** is 1.5 miles or so from the property, in a lovely setting near Trimsaran (between Llanelli and Carmarthen), with rural views across the Gwendraeth valley. This is Britain's newest racecourse, for both National Hunt and Flat fixtures, opened in June 2009, having excellent facilities for race-goers and being an exciting venue for conferences, hospitality and events.

**Burry Port** is 4 1/2 miles south-easterly, situated along the estuary of the river Loughor, (the Burry Inlet), on the sweeping coastline of Carmarthen Bay, with Pembrey Mountain gently rising behind the town. Burry Port boasts an attractive harbour and picturesque lighthouse, together with good local amenities including a selection of individual shops and businesses, banks, post office, convenience stores, schools, library, sports centre, police station, doctor's and dentist's practices, optician, chemist, pubs, restaurants and eateries, and a railway station. The large harbour was originally built to replace the old Pembrey harbor, (a short way down the coast), in times when coal from the Gwendraeth Valley was exported here. Nowadays the harbour offers an attractive leisure marina, ideal for sailing and fishing, and a lovely place to take the sea air.

**Llanelli** is 4 miles or so of the property, an attractive town on the Burry Inlet, and well known for its proud rugby tradition. This is the largest town in Carmarthenshire, and has a number of satellite villages collectively known as "Llanelli Rural". The town provides good shopping amenities with various supermarkets including Iceland, Asda, and Tesco, and a large covered market, (the origins of the marketplace date back to the 13<sup>th</sup> Century), schools, F.E. college, theatre/cinema, pubs and restaurants, railway station, medical and dental services, and general hospital. There is a leisure centre with swimming pool, spa and sauna facilities, sports hall, squash courts, gymnasium, etc., and also an indoor bowls centre. The town has a railway station on the West Wales line, and is linked to the M4 via the A4138 road.

**The Millennium Coastal Park** opened in 2002 is on Llanelli's shoreline, and offers extensive beaches, dunes, salt marshes, a water sports centre, fishing lakes, woodlands, public arts and visitor centre, superb views, and a long connecting footpath and cycle track, (the Millennium Coastal Path and Cycle Route). Some 2,000 acres of neglected wasteland was reclaimed along with about 13 miles of coastline to bring back the natural seashore environment for people to enjoy and is now a wildlife nature conservation reserve at the edge of the Loughor Estuary (Burry Inlet), with marshes, lakes, and reed beds alive with wildlife.

**Carmarthen** is 13 miles north of the property, the ancient county town and administrative centre combining an old world charm of quaint narrow streets and traditional shops with bustling markets and modern shopping amenities including well known stores such as Debenhams, Next, Marks & Spencer, Monsoon, Curry's, Tesco, Argos, etc., and there is a Multi-screen Cinema, along with pubs, clubs, hotels, restaurants, theatre, art galleries, leisure centre, swimming pool, schools, University college, West Wales General Hospital, heritage centre, and county museum. The railway station is on the West Wales line (for Pembrokeshire and to Swansea-Cardiff-Bristol-London), and main roads radiate out to all regions, including the A40, A48/M4-link road, A484 and A485. Carmarthen stands on the meandering



Towy river just before it begins its 12 mile estuary down to the bay – recognised as a fine strategic site by the Romans, who built a fort here around AD77 and founded the town of Moridunum (situated in the eastern part of Carmarthen).

**The National Botanic Garden of Wales** is near Carmarthen, and is set in the former 18<sup>th</sup> Century park of Middleton Hall, boasting the renowned Great Glass House designed by Norman Foster, boasting its own Mediterranean climate. This is a famous centre for botanic science, helping to conserve some of the world's rare plants, with a variety of gardens, nature attractions, and superb country views to enjoy.

**Swansea**, the second largest city in Wales, is 15 miles south-east, with The Wales National Swimming Pool, (Olympic-size), theatres, concert halls and museums, bus and railway stations, and a vibrant night life serviced by numerous clubs, bars, cafes and restaurants. Beautifully situated on the sweeping Swansea Bay shoreline, the city has sandy beaches with safe bathing, an excellent Yachting Marina and Maritime Quarter, numerous waterfront bars and eateries, museums, art galleries, the National Literature Centre, (dedicated to Dylan Thomas, who was born in Swansea), and an observatory. Swansea has a number of fine public parks, including the extensive Clyne Gardens & Country Park with follies, streams, bridges, and a castle, as well as superb views across the bay, and Singleton Park which has a Swiss Cottage, Boating Lake, and Botanical and Herb gardens.

**The Gower Peninsula** juts out to sea between Llanelli and Swansea, the first designated “Area of Outstanding Natural Beauty” in Britain, (in 1956), a region rich in history, nature reserves, glorious landscapes and vistas, with a magnificent coastline that includes wildlife estuary seashores, sweeping sandy bays, secluded coves, and dramatic limestone cliffs. The popular Gower resorts of The Mumbles and Worms Head and the Rhossili Beach are all within easy driving distances.

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**NOTES:**

**PROFILE HOMES as agents for the vendors of this property give notice that these particulars have been produced in good faith and are intended only for guidance and assistance. These particulars do not constitute a contract or any part of a contract. The vendors have checked and approved these details.**

PROFILE HOMES have visited the property but have NOT surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage, etc. Measurements and room dimensions are not guaranteed to be accurate and are given for guidance only. Purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also on Planning, Rights of Way, and all other matters relating to it.

**PROFILE HOMES**

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