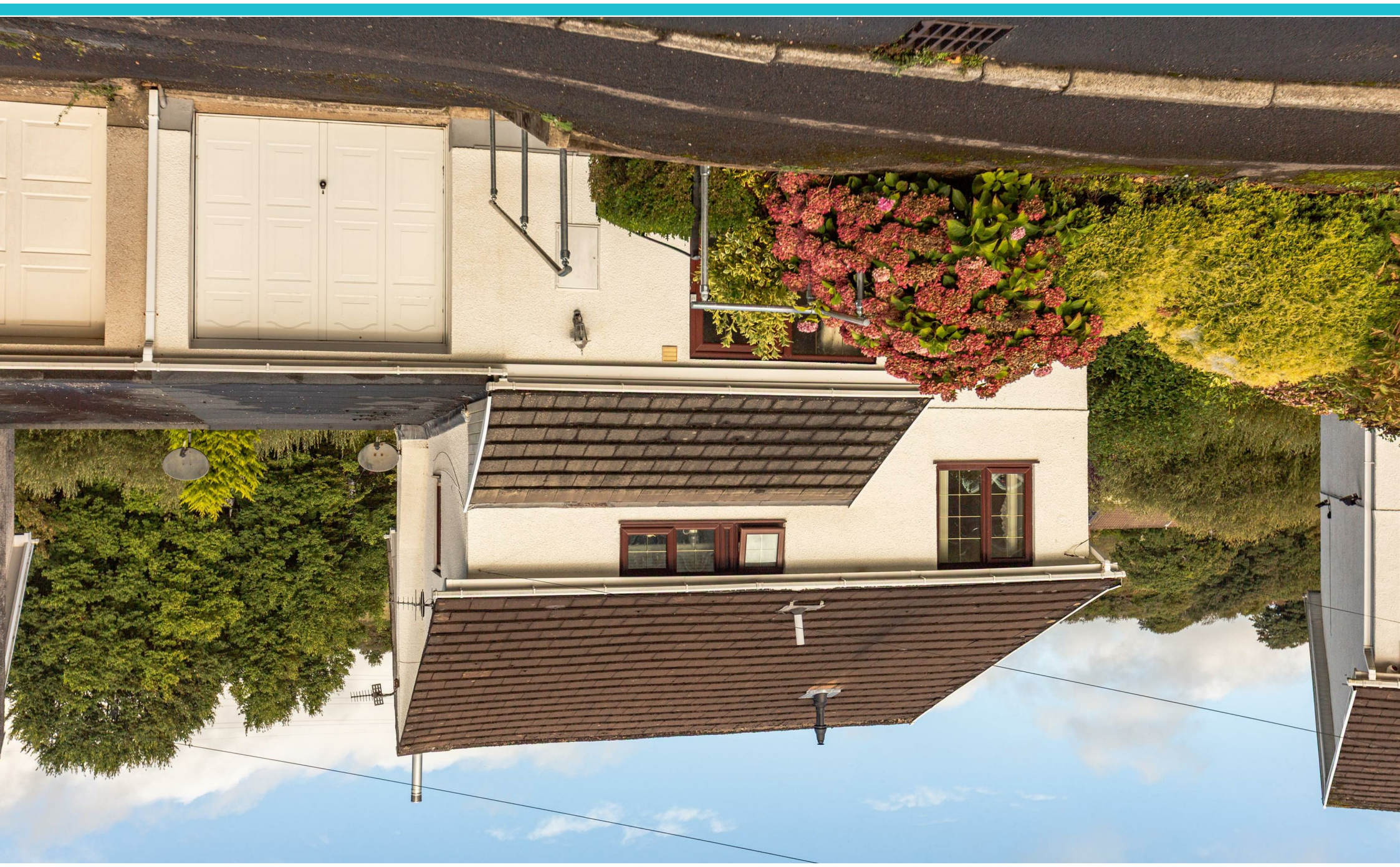
51 Parc Howard Avenue

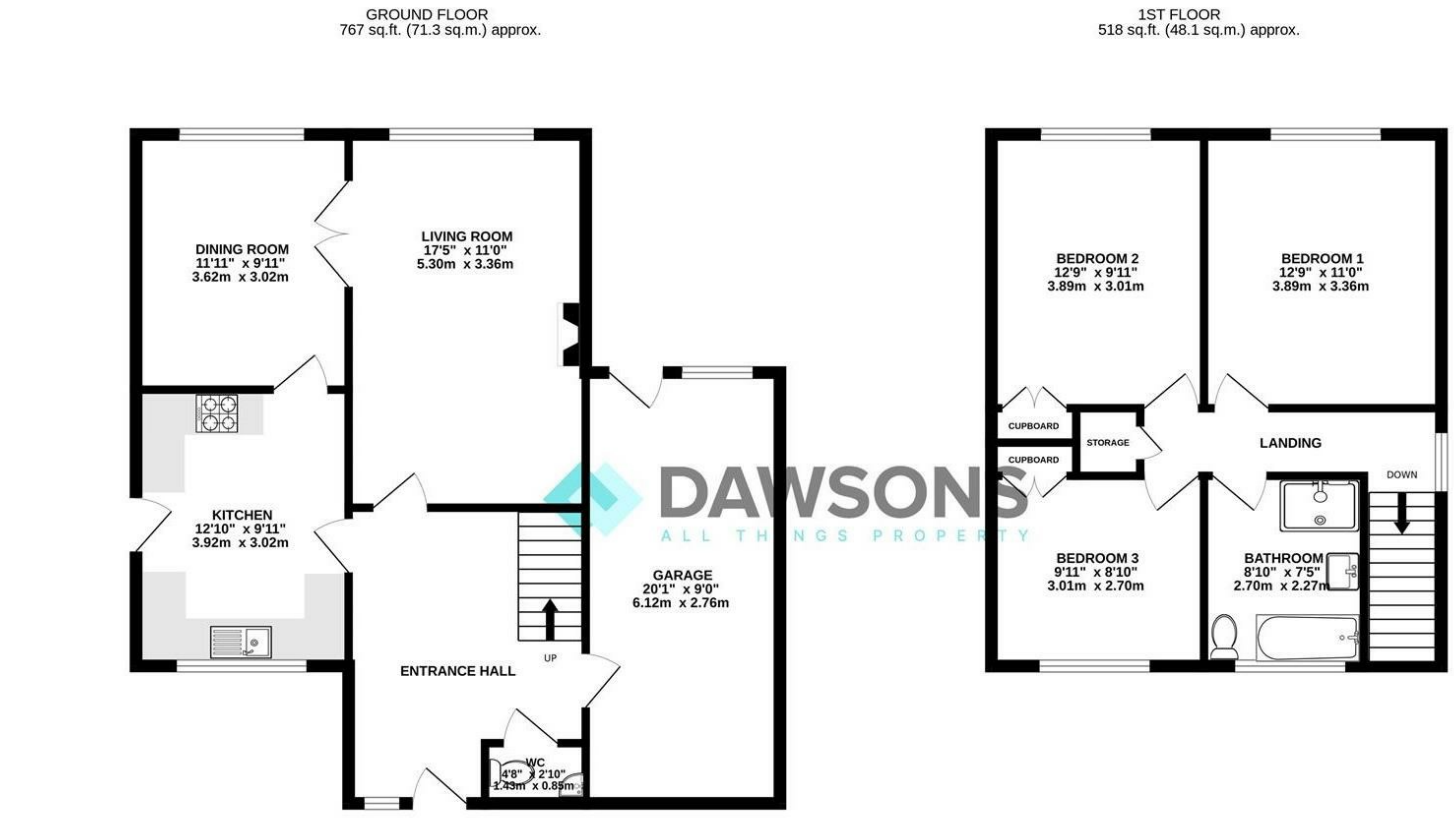
, Llanelli, SA15 3LQ

Offers Around £278,500

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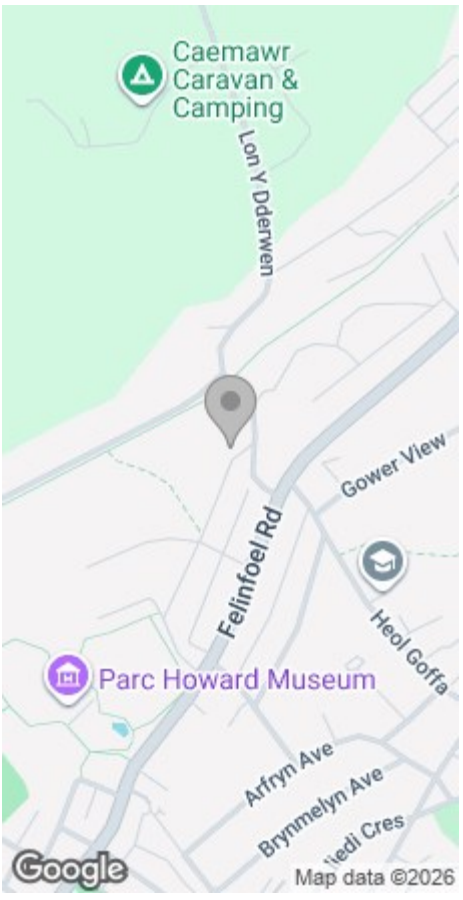
FLOOR PLAN



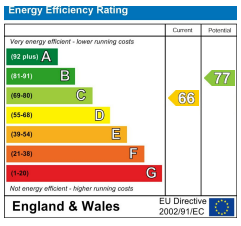
TOTAL FLOOR AREA : 1285 sq.ft. (119.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



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 or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

Located in the highly desirable Parc Howard Avenue, this charming link-detached house offers a perfect blend of comfort and convenience in one of Llanelli's most sought-after areas. Just a stone's throw from the historic Parc Howard and a variety of local amenities, this property is ideally situated for both families and professionals alike.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious lounge, perfect for relaxing or entertaining guests. The dining room provides an inviting space for family meals, while the modern kitchen is well-equipped for all your culinary needs. Additionally, a convenient ground floor cloakroom enhances the practicality of this lovely home.

The first floor boasts three well-proportioned bedrooms, providing ample space for family living or guest accommodation. A family bathroom completes this level, ensuring that all your needs are met.

Externally, the property features a driveway and garage at the front, complemented by a beautifully maintained garden with established shrub borders. The private rear garden is a true highlight, offering a tranquil retreat with views over the countryside and access to a local cycle path, making it an ideal spot for outdoor enjoyment.

This property is in excellent condition and viewing is essential to fully appreciate its prime location and the lifestyle it offers. Whether you are looking for a family home or a peaceful retreat, this house on Parc Howard Avenue is sure to impress.







FULL DESCRIPTION

Entrance Hallway

Cloakroom
4'7" x 2'9" (1.42 x 0.85)

Living Room
17'4" x 11'0" (5.30m x 3.36m)

Dining Room
11'10" x 9'10" (3.62m x 3.02m)

Kitchen
12'10" x 9'10" (3.92m x 3.02m)

FIrst Floor

Landing

Bedroom 1
12'9" x 11'0" (3.89m x 3.36m)













Bedroom 2
12'9" x 9'10" (3.89m x 3.01m)

Bedroom 3
9'10" x 8'10" (3.01m x 2.70m)

Family Bathroom
8'10" x 7'5" (2.70m x 2.27m)

External

Front garden and driveway

Garage
20'0" x 9'0" (6.12 x 2.76)

Enclosed rear garden

EPC = D

Council Tax Band = D

Tenure
Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water.
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability





