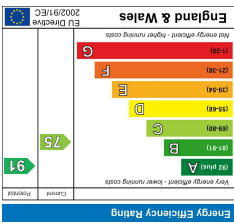


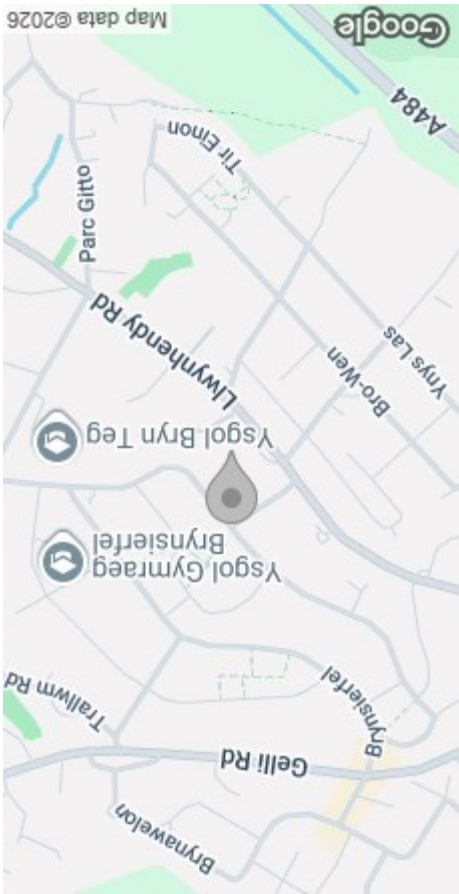
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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.

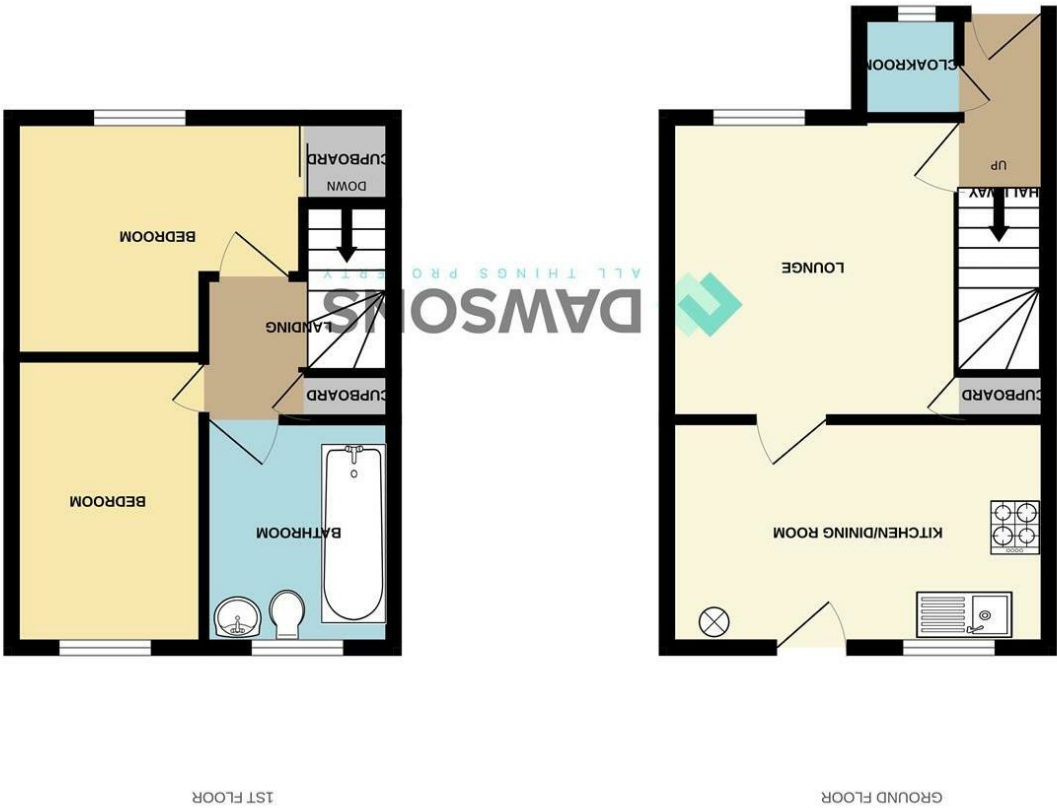
Made with Metropix 6.2025



EPC



AREA MAP



FLOOR PLAN



23 The Avenue

Llwynhendy, Llanelli, SA14 9DW

Chain Free £159,950

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GENERAL INFORMATION

Nestled in a tranquil part of The Avenue, Llanelli, this delightful, modern, mid link house presents an excellent opportunity for those seeking a modern and convenient lifestyle. Constructed in 2012, the property spans an impressive 893 square feet, making it a spacious choice for families and professionals alike. Upon entering, you are welcomed by a charming hallway that leads to a well-designed cloakroom. The inviting lounge offers a comfortable retreat for relaxation, while the kitchen/dining room serves as an ideal space for entertaining guests or enjoying family meals together. The first floor features two well-proportioned bedrooms, with the main bedroom benefiting from a built-in wardrobe, providing ample storage for your belongings. A family bathroom on this level ensures both functionality and comfort for everyday living. Externally, the property boasts a front forecourt and driveway, allowing for convenient off-road parking. The enclosed rear garden is a lovely outdoor area, perfect for soaking up the sun or hosting summer gatherings with friends and family. This home is ideally situated close to a variety of amenities, including schools and retail parks, making daily life both easy and enjoyable. With its modern features and prime location, this property is truly a must-see. We highly recommend scheduling a viewing to fully appreciate all that this charming home has to offer.

FULL DESCRIPTION

Hallway

Cloakroom

Lounge
15'3x11 (4.65mx3.35m)

Kitchen/dining room
13'11x9 (4.24mx2.74m)

First floor

Landing

Bedroom 1
14'2x10'8 (4.32mx3.25m)

Bedroom 2
10'4x6'11 (3.15mx2.11m)

Bathroom
6'7x6 (2.01mx1.83m)



External
Front forecourt and Driveway
Enclosed rear garden
Council tax band = C
EPC = C
Tenure
TBC
Services
Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
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

