



19 Parc Howard Avenue, Llanelli, Carmarthenshire SA15 3LQ
£445,000

Nestled in the charming area of Parc Howard Avenue, Llanelli, this delightful semi-detached house offers a perfect blend of comfort and space for family living. With four generously sized bedrooms, this property is ideal for those seeking a home that accommodates both relaxation and practicality. Upon entering, you are greeted by inviting reception rooms, each providing a unique space for entertaining guests or enjoying quiet family time. The layout of the ground floor is designed to enhance the flow of natural light, creating a warm and welcoming atmosphere throughout. Situated in Llanelli, this home benefits from a variety of local amenities, including shops, schools, and parks, making it an excellent choice for families. The surrounding area is known for its beautiful landscapes and community spirit, offering a wonderful environment to call home. This semi-detached house on Parc Howard Avenue is not just a property; it is a place where memories can be made and cherished for years to come. Whether you are looking to settle down or invest in a family-friendly home, this residence presents an exceptional opportunity. Energy Rating - B, Tenure - Freehold, Council Tax Band - F



Ground Floor

Entrance

Access via entrance door leading into:

Entrance Hallway

Coved and smooth ceiling, stairs to first floor, uPVC double glazed window to front, herringbone style laminate wood floor, storage cupboard, vertical radiator.

Lounge 16'4 (into bay) x 12'3 approx (4.98m (into bay) x 3.73m approx)

Coved ceiling, two radiators, herringbone style laminate wood floor, inglenook style fireplace with wood fire surround, slate hearth, multifuel fire with brick surround, uPVC double glazed bay window to front.

Sitting Room 13'4 x 9'8 approx (4.06m x 2.95m approx)

Coved and smooth ceiling, radiator, herringbone style laminate wood floor, two recess alcoves, uPVC double glazed French Doors to side.

Dining Area 12'6 x 10'1 approx (3.81m x 3.07m approx)

Coved and smooth ceiling, herringbone style laminate wood floor, radiator, wood fire place with ornamental feature fire set within, opening into:

Kitchen with Sitting Area 19'2 x 16'4 approx (5.84m x 4.98m approx)

Kitchen Area

A fitted kitchen comprising of matching units with complimentary wood work surface over, smooth ceiling, integrated freezer, integrated dishwasher, integrated bin, five ring gas hob set in separate kitchen island with units and drawers, sink unit with mixer tap, double electric oven, slate tiles, space for American style fridge, black aluminium sliding doors to rear garden, plinth heaters.

Sitting Area

Orangery roof, slate tiled floor, space for settee, black aluminium sliding doors to rear garden.

Utility Room

Smooth ceiling, plumbing for washing machine, space for tumble dryer, wall mounted boiler, uPVC double glazed window, entrance door to rear garden, slate tiled floor.

Wet Room

Walk in shower with steam generator, part tiled walls, low level W.C., pedestal wash hand basin, spotlights, slate tiled floor, uPVC double glazed window, extractor fan, vertical radiator.

First Floor

Landing

Smooth ceiling, access to loft room via pull down ladder.

Bedroom One 11'5 x 17'0 (into bay) approx (3.48m x 5.18m (into bay) approx)

Coved and smooth ceiling, two radiators, uPVC double glazed bay window to front.

Bedroom Two 12'8 x 10'2 approx (3.86m x 3.10m approx)

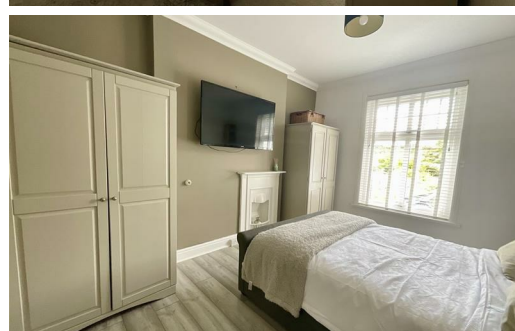
Coved and smooth ceiling, radiator, grey laminate floor, ornamental cast iron fire place, uPVC double glazed window to rear.

Bedroom Three 17'5 x 9'2 approx (5.31m x 2.79m approx)

Smooth ceiling, two velux windows, uPVC double glazed window to side, grey laminate floor, radiator.

Bedroom Four 10'8 x 8'1 approx (3.25m x 2.46m approx)

Coved and smooth ceiling, laminate wood floor, radiator, uPVC double glazed window to front.



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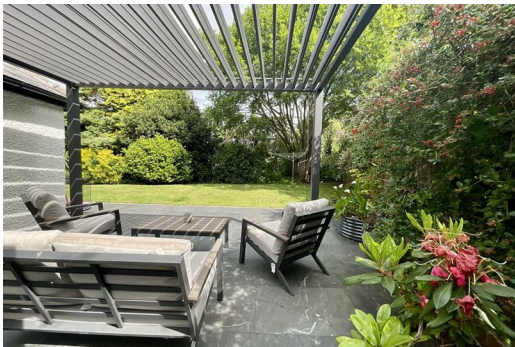
Family Bathroom 10'9 x 5'7 approx (3.28m x 1.70m approx)
A four piece suite comprising of pedestal wash hand basin, shower in separate shower enclosure, free standing claw style bath, low level W.C., smooth ceiling, spotlights, tiled walls, tiled floor, contemporary style towel heater and radiator, two double glazed windows to side.

External
The front of the property is laid to lawn and is bordered with various shrubs side pedestrian access leads to the rear garden. The rear enclosed garden is laid mainly to lawn with slate patio slabs and various shrubs and trees. Solar panels are owned and will remain at 19 Parc Howard Avenue

Council Tax Band
We are advised the Council Tax Band is F

Tenure
We are advised the tenure is Freehold

Property Disclaimer
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. **NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT**



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
928 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR
782 sq.ft. (72.6 sq.m.) approx.



TOTAL FLOOR AREA : 1710 sq.ft. (158.9 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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