



16 Harries Avenue, Llanelli, Carmarthenshire SA15 3LF
£445,000

Nestled in the desirable area of Harries Avenue, Llanelli, this charming semi-detached house offers a perfect blend of comfort and convenience. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. One of the standout features of this property is the generous size garage which provides parking for up to three vehicles, a rare find in such a sought-after location. The surrounding area is known for its friendly community and excellent amenities, making it a perfect choice for families or anyone looking to enjoy a vibrant lifestyle. With local shops, schools, and parks just a stone's throw away, everything you need is within easy reach. In summary, this semi-detached house on Harries Avenue is a wonderful opportunity for those seeking a comfortable home in a prime location. With its spacious interiors, ample parking, and proximity to local amenities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your own. Energy Rating - D, Council Tax Band - E, Tenure - Freehold



Ground Floor

Entrance

Access via uPVC double glazed entrance door leading into:

Entrance Porch

Smooth ceiling, original stained glass windows, original stained glass entrance door leading into:

Spacious Entrance Hallway

Smoke detector, original oak wood wall panels, original built in oak wood settle, original oak wood picture rail, B.T point, stairs to first floor, radiator.

Cloakroom

A two piece suite comprising of wall mounted wash hand basin, low level W.C., tiled walls, tiled floor, uPVC double glazed window, extractor fan.

Lounge 17'5 (into bay) x 13'4 approx (5.31m (into bay) x 4.06m approx)

Picture rail, uPVC double glazed bay window to front, radiator, wood 'Adam' style fire surround with feature fire set within, original with stained glass recess alcove cupboard.

Sitting Room 17'2 (into bay) x 12'4 approx (5.23m (into bay) x 3.76m approx)

Coved ceiling, radiator, uPVC double glazed bay window to rear, wood fire surround with coal effect gas fire set within.

Kitchen 10'1 x 11'4 approx (3.07m x 3.45m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, coved and textured ceiling, tiled walls, tiled floor, Aga.

Utility Room 15'3 x 5'7 approx (4.65m x 1.70m approx)

Fitted with a range of matching wall and base units with complimentary work surface over, part tiled walls, stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, space for fridge freezer, tiled floor, radiator, uPVC entrance door to front, uPVC double glazed entrance door to rear garden.

Conservatory 14'3 x 11'2 approx (4.34m x 3.40m approx)

Smooth ceiling, spotlights, tiled floor, uPVC double glazed windows to side and rear, uPVC double glazed French Doors to rear garden.

First Floor

Landing

uPVC double glazed window to side, smoke detector, stairs to bedroom four, coved ceiling.

Bedroom One 17'3 (into bay) x 14'1 approx (5.26m (into bay) x 4.29m approx)

Coved ceiling, uPVC double glazed bay window to front, radiator.

Bedroom Two 17'4 (into bay) x 13'4 approx (5.28m (into bay) x 4.06m approx)

Coved ceiling, radiator, uPVC double glazed bay window to rear.

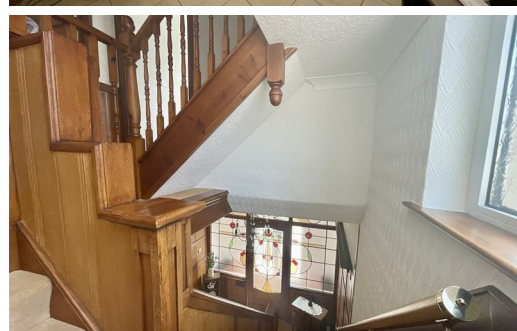
Bedroom Three 8'7 x 8'7 approx (2.62m x 2.62m approx)

Coved ceiling, radiator, uPVC double glazed window to front.

Bathroom 7'5 x 9'3 approx (2.26m x 2.82m approx)

A three piece suite comprising of wash hand basin set in white unit, bath, shower in separate shower enclosure, smooth ceiling, spotlights, wall mounted towel heater, tiled floor, tiled walls, uPVC double glazed window to rear, storage cupboard housing wall mounted boiler, shelving, hanging rail and radiator.

Second Floor



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Bedroom Four 16'7 x 18'3 approx (5.05m x 5.56m approx)
Smooth ceiling, radiator, eaves storage cupboards, three velux windows, smoke detector.

External
The front of the property benefits from electric double wrought iron gates which leads to a paved area which can provide Off Road Parking, there is also a single wrought iron gate for pedestrian access which leads to the main entrance of the property with cobble stones laid to the side.
There is a good size rear enclosed low maintenance garden which is paved and leads to two further areas of cotswolds stones, an area laid with blue slate stones and cobbled stones, uPVC entrance door leads to the rear lane.

Storage Shed 14'4 x 7'2 approx (4.37m x 2.18m approx)
Electric connected, uPVC double glazed window, tiled floor, uPVC entrance door.

Garage 24'4 x 22'0 approx (7.42m x 6.71m approx)
With electric roller door, electric connected, two uPVC double glazed windows, water connected, uPVC double entrance door.

Tenure
We are advised the Tenure is Freehold

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

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
876 sq.ft. (81.3 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



2ND FLOOR
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 1796 sq.ft. (166.8 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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