



17 Parc Howard Avenue, Llanelli, Carmarthen SA15 3LQ

£425,000

Welcome to Parc Howard Avenue in Llanelli, a four bedroom semi-detached house offering a perfect blend of character and modern living. Built in 1800's, the property boasts a rich history while providing ample space for a growing family or those seeking a comfortable home. Upon entering, you are greeted by two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings with family. With its prime location in Llanelli, residents can enjoy easy access to local amenities, parks, and schools, making it an ideal choice for families. This semi-detached house is not just a place to live; it is a place to create lasting memories. Whether you are looking to settle down or invest in a property with character, this home on Parc Howard Avenue is certainly worth considering. Parc Howard is one of Llanelli's most popular and historic parks, offering beautifully maintained gardens, scenic walking routes, a children's play area, tennis courts, and the impressive Parc Howard Museum. Situated within one of Llanelli's most sought-after residential areas, the park provides an excellent recreational space for families and outdoor enthusiasts while remaining conveniently close to local shops, highly regarded schools, and transport links. This well-loved local landmark significantly enhances the appeal of nearby properties and contributes to the area's strong reputation as a desirable place to live. Energy rating- C ,Council Tax Band- we are advised the council tax is band F, Tenure- Freehold



Entrance

Via uPVC double glazed door with uPVC double glazed window to side into:

Hallway 7'9*10'5 approx (2.36m*3.18m approx)

Smooth coved ceiling, stairway to first floor, radiator, under stairs storage cupboard, laminate flooring, door into:

Lounge 14'8*15'9 approx (4.47m*4.80m approx)

Coved ceiling, dado rail, uPVC double glazed bay window to front, uPVC double glazed window to side, radiator, fireplace wood surround and tiled hearth, laminate flooring.

Dining Room 12'4*19'8 approx (3.76m*5.99m approx)

Smooth coved ceiling, fireplace surround with tiled hearth,dado rail, vent, radiator, double uPVC patio doors leading to garden, double uPVC window to side, laminate flooring, door leading to:

Kitchen 9'4*14'0 approx (2.84m*4.27m approx)

Smooth coved ceiling, matching upper and lower cabinets with complimentary work surface over, integrated dish washer, wash basin, space for a double oven, extractor fan, one wall with shiplap, three double uPVC windows, double uPVC back door, laminate flooring.

Landing

Smooth ceiling, radiator, carpeted flooring door into:

Bedroom One 16'8*11'9 approx (5.08m*3.58m approx)

Smooth coved ceiling,uPVC double glazed bay window to front, radiator, carpeted flooring.

Bedroom Two 11'3*8'0 approx (3.43m*2.44m approx)

Smooth coved ceiling, radiator, double uPVC window, carpeted flooring.

Bedroom Three 10'1*9'2 approx (3.07m*2.79m approx)

Smooth coved ceiling, double uPVC window to side, radiator, storage cupboard housing combi boiler, carpeted flooring.

Bedroom Four 12'9*10'6 approx (3.89m*3.20m approx)

Smooth coved ceiling, double uPVC window, radiator, carpeted flooring.

W.C

Smooth coved ceiling,partly shiplap walls, radiator, W.C, tiled flooring, double uPVC privacy window.

Family bathroom 6'8*6'4 (2.03m*1.93m)

Smooth ceiling with spot lights, attic hatch, double uPVC privacy window, radiator, wash basin with storage underneath,bath with hand held shower, walk in stand alone shower, partly tiled walls, tiled flooring.

External

Front- driveway with lawn area, wooden side gate leading to:

Rear garden- Raised flower beds, outdoor tap, walls on either side, tiled pathway leading from dining area to lawn area with trees.

Tenure

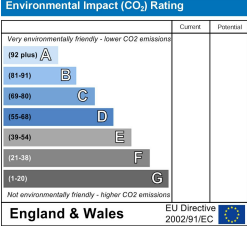
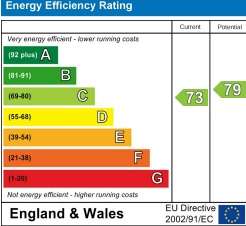
We are advised the tenure is Freehold.

Council Tax Band

We are advised the council tax is band F.

Property Disclaimer

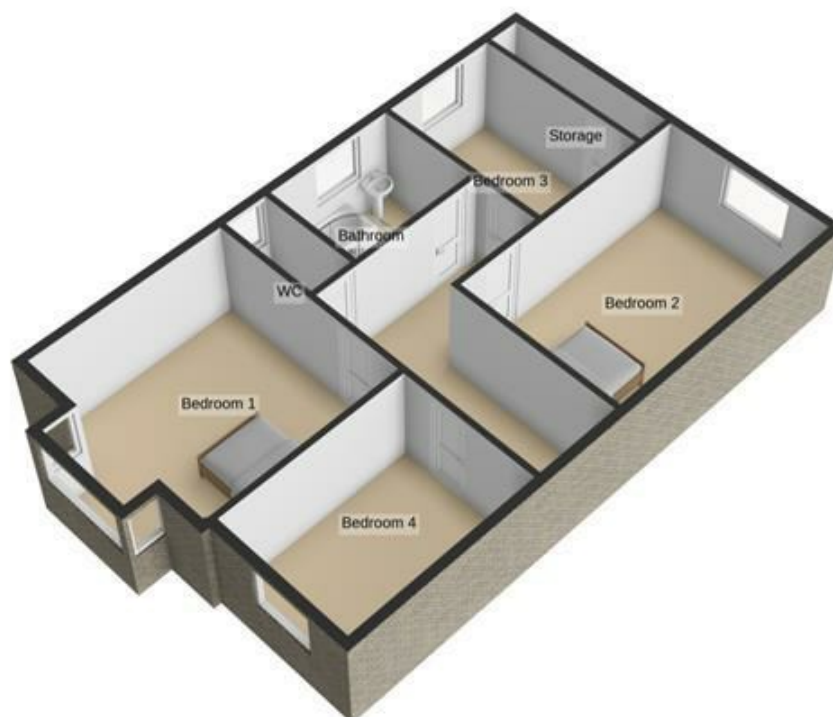
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical 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



Ground Floor
810 sq.ft. (75.2 sq.m.) approx.



1st Floor
813 sq.ft. (75.5 sq.m.) approx.



Total Floor Area : 1622 sq.ft. (150.7 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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