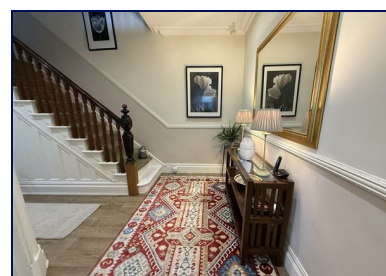
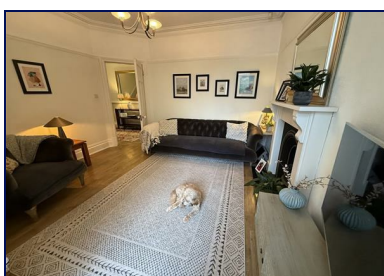
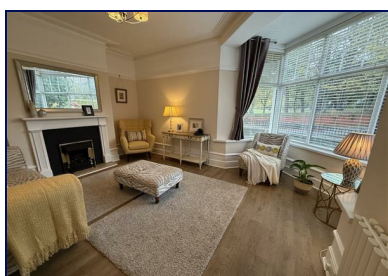


## 12 Parc Howard Avenue, Llanelli, SA15 3JY



**Asking price £380,000**



Stand out period home set over three floors looking over Parc Howard, a sought after address for this substantial semi-detached house. No onward buying chain, the owners have another property to move to. The property has been a loved family home for over 39 years, offers three receptions, downstairs wc and kitchen to ground floor, the mid floor has three bedrooms and the bathroom, the top floor offers two further rooms/bedrooms, these rooms are to be newly plastered.

The feature windows offer lovely views across Parc Howard. Enclosed rear garden, rear lane access. Local school access routes, walk to town, commuting routes.

EPC: D Square Metres: 179 Council Tax Band: F

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**RICS**



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PROTECTED

## Entrance Porch

5'6" x 4'0" (1.69 x 1.23)

Original tiled floor, window to side.



## Hallway

Stairs to first floor, radiator, laminate flooring.



## Downstairs W.C.

W.C., wall mounted basin, part tiled, tiled floor.



## Front Living Room

13'8" x 12'4"(13'6") (4.19 x 3.78(4.13))

Feature box bay window, fireplace, gas fire, radiator, carpet.



## Mid Sitting Room

14'9"( 12'0" ) x 12'11" (4.50( 3.68 ) x 3.96)

Door into garden, fireplace, electric fire, radiator, laminate flooring.



## Dining Room

12'10" x 10'0" (3.92 x 3.06)

Window to side, alcove, inset fireplace, radiator, laminate flooring.



## Kitchen

13'3" x 13'0" (4.05 x 3.98)

Range of base and wall units, worktop, ceramic sink, Smeg hot water tap, alcove housing cooking range included in sale, spaces for slimline dishwasher, tall fridge freezer, washing machine, part tiled walls, tiled floor, window to rear and side, door to side garden, spots light to ceiling, radiator, space for table and chairs.



## Mid Floor Landing

Turn stairs, carpet,



### **Front Main Bedroom 1**

14'1" x 12'9"(15'10") (4.31 x 3.89(4.83))

Feature box bay, additional window to front, his and her built in cupboards, radiator, carpets.



### **Bedroom 2**

12'10" x 10'5" (3.93 x 3.19)

Window to side and rear, radiator, carpet.



### **Dressing Room/Bedroom 3**

12'5" x 7'11" (3.79 x 2.43)

Window to side, currently used as his and her dressing room, laminate flooring, radiator.



## Bathroom

8'11" x 7'10"(9'9") (2.73 x 2.41(2.99))

L-shape, bath, shower, basin, W.C., double airing cupboard, exposed beam, loft access, two windows facing side.



## Top Floor Landing

Will be newly plastered, turn stairs, twin Velux to rear.

## Front Bedroom 4

13'3" x 10'6"(7'10") (4.04 x 3.21(2.41))

Feature triangle window to front, will be newly plastered, photos pending.

## Rear Bedroom 5/Office/Potential Shower Room

10'1" x 10'0" (3.09 x 3.07)

Window to rear, twin storage cupboards, will be newly plastered. Photo pending once work completed.

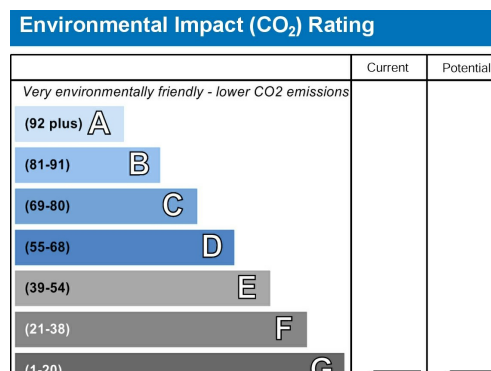
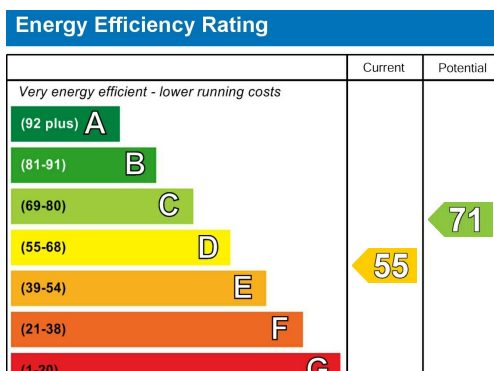
## Externally

Gated walled and railings front garden, laid to lawn and planting, side access to rear courtyard, leading down to the lawned garden, walled boundaries, in need of repair, pitched roof brick garage, accessed from rear lane and gate accessed from rear lane.



## Sevices

Advised all services are mains. Wide angled lens has been used on occasion.



**You are welcome to view this property .... Please contact this office to arrange an appointment.**

**Please note:** All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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**

### **Chartered Surveyor Services**

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.