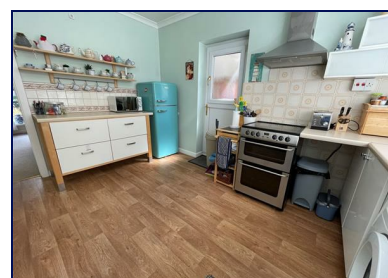
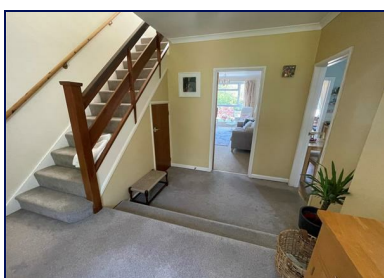
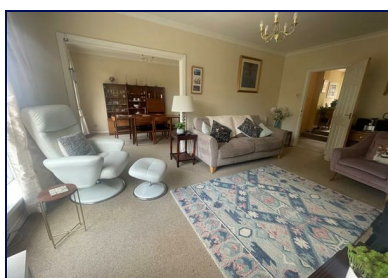


## 26 Carrick Avenue, Parc Howard, Llanelli, Carmarthenshire, SA15 3JZ



**Asking price £225,000**



Detached link three bedroom house tucked away along the end of Carrick Avenue in the Parc Howard area of Llanelli. The house has been owned since new in 1972. Updated gas boiler, updated electrics, flat roof recently done, Good garden space to front and rear. There is no onward buying chain. Gas and electrical certificates are available.

Driveway accessing integral garage with remote electric door.

You can walk to lovely Parc Howard, access the cycle path to the coast. Views from rear. No properties to rear boundary. Spacious living spaces.

EPC: D Square Metres: 115 Council Tax Band: D

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**RICS**



naei | propertymark

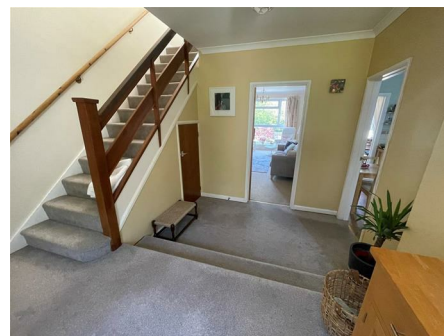
PROTECTED



## Entrance Hallway

13'7" x 10'10" (4.15 x 3.31)

Stairs to first floor, door to integral garage, radiator, store cupboard, under stair cupboard, two steps from top to lower hall. Parquet block flooring beneath carpet.



## Living Room

17'10" x 10'11" (5.44 x 3.33)

Window to rear with countryside views, radiator, double opening to dining room, door to utility room, fireplace.

## Dining Room

11'10" x 9'10" (3.63 x 3.02)

Window to rear, radiator, door to kitchen.



## Kitchen

12'11" x 9'10" (3.96 x 3.02)

Window to front, door to side, base units, spaces for cooker, washing machine, fridge freezer, additional freezer space, door to hall and dining room.



## **Rear Utility/Office**

11'0" x 8'10" (3.36 x 2.70)

Sliding doors to rear patio terrace, cushion flooring, space for tumble dryer.

## **Integral Garage**

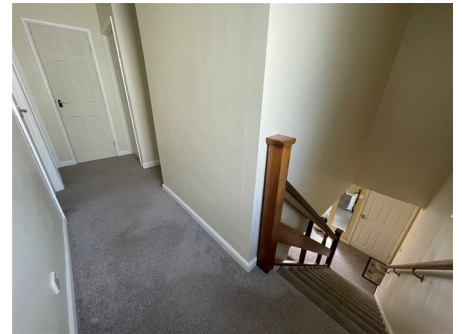
Electric remote control door, lighting, door into house.



## **FIRST FLOOR**

### **Landing**

Window to side, airing cupboard, loft access hatch.



### **Bedroom 1**

12'8" x 10'10" (3.87 x 3.32)

Window facing rear, radiator.



### **Bedroom 2**

12'6" x 10'0" (3.83 x 3.05)

Window facing rear, built in double wardrobe, radiator.



### **Bedroom 3**

9'11" x 8'8" (3.04 x 2.66)

Window facing front, radiator, double wardobes built in.



### **Bathroom**

High level window facing front, bath, wash hand basin, shower cubicle, radiator.



### **Seperate WC**

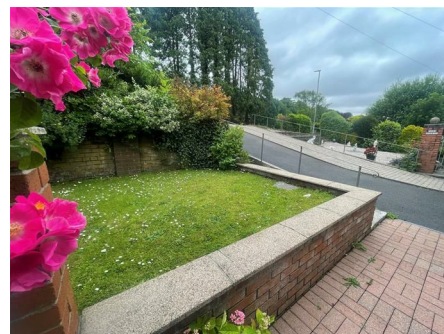
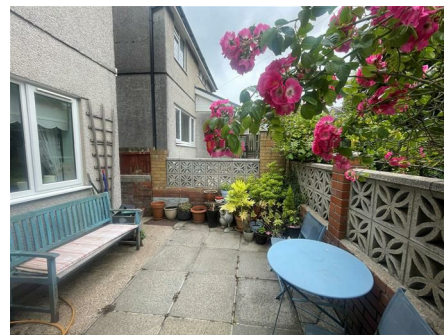
High level window facing front, wc.





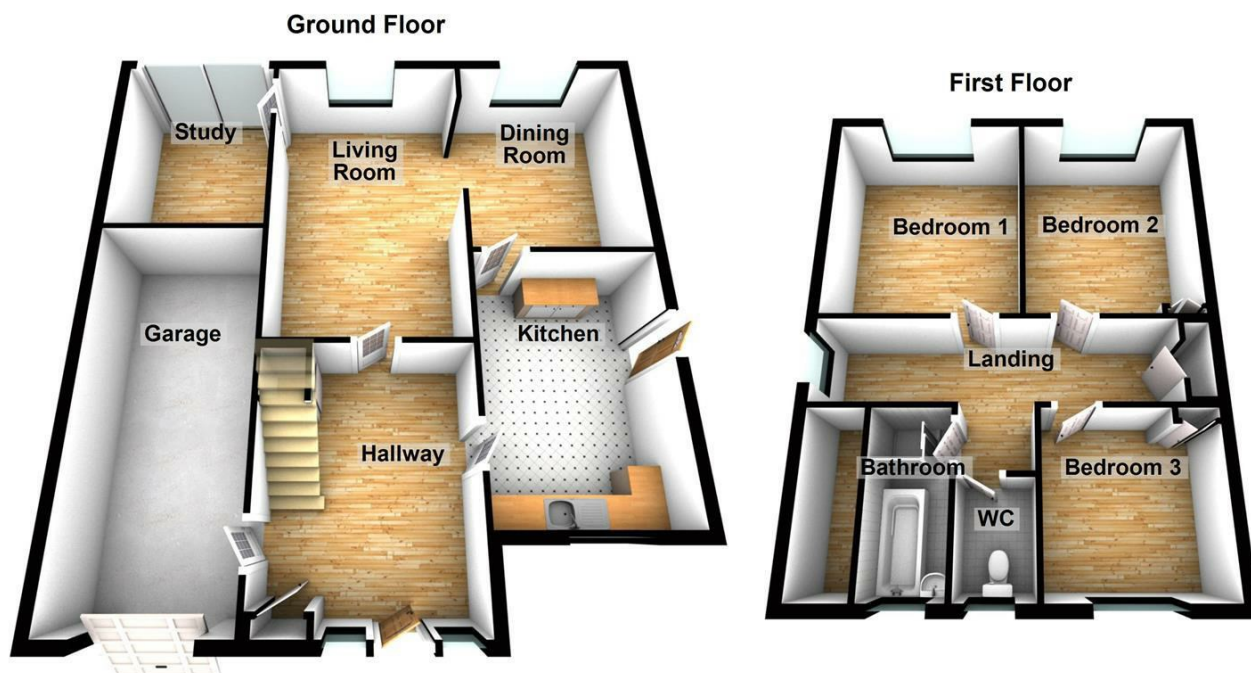
## Externally

Tarmac driveway leads to integral garage, Front garden is tiered with mature planting, lawn area and cherry blossom tree. Front patio area, side access gate to rear. Rear garden has a raised terrace, laid to gravel areas, mature planting, fenced and walled in.



## Services

Advised all mains. Wide angled lens has been used on occasion. Please note this property is connected to a member of staff.



For Illustration Purposes Only  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	75
(39-54) E		
(21-38) F		
(1-20) G		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1

**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.