



58 Parc Howard Avenue, Llanelli, SA15 3JY

£249,995

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Davies
CRADDOCK

Welcome to this charming three-bedroom semi-detached house located on Parc Howard Avenue in the picturesque town of Llanelli.

Situated close to the beautiful Park Howard, this property provides easy access to a range of amenities and just a 10 minute walk to Llanelli Beach and it's Millennium Coastal Path and a 2 minute walk from The Swiss Valley Reservoir which forms part of the National Cycle Network.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. The property boasts three cosy bedrooms, offering ample space for a growing family or those in need of a home office.

The house features a well-appointed bathroom, ensuring convenience for all residents. The sitting room seamlessly flows into the lounge diner, creating a versatile space that can easily adapt to your lifestyle.

Outside, to the front, you have an enclosed lawned garden with private seating area and to the rear you will find meticulously manicured garden ideal for enjoying the outdoors and hosting summer gatherings. Additionally, the property includes a double garage and an EV point, catering to modern needs and providing convenience for electric vehicle owners.

Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm of Parc Howard Avenue for yourself.

GROUND FLOOR

ENTRANCE HALLWAY

uPVC door and window to side, under stairs storage, radiator, laminate flooring, smoke alarm, stairs to first floor.





SITTING ROOM

12'1" x 9'6" approx (3.7 x 2.9 approx)
uPVC bay window to front, modern fire surround with marble back and hearth, radiator, laminate flooring

OPEN PLAN LOUNGE WITH DINING AREA

20'11" x 11'5" approx (6.4 x 3.5 approx)
uPVC French doors to front with Juliette balcony, two radiators, recess with fitted log burner, laminate flooring, slate hearth

KITCHEN

15'1" x 6'10" approx (4.6 x 2.1 approx)
uPVC window to front and door to side, range of modern base and wall units, integrated washing machine and dishwasher, electric oven with four burner gas hob with extractor over, single drainer with swan neck mixer, complimentary worktop, tiled splash back, tiled flooring, heat alarm, wine rack.



FIRST FLOOR

LANDING

uPVC window to rear, smoke alarm, carpet

BEDROOM ONE

11'5" x 10'9" approx (3.5 x 3.3 approx)
uPVC window to front, carpet, radiator

BEDROOM TWO

9'6" x 8'10" approx (2.9 x 2.7 approx)
uPVC bay window to front, radiator, carpet

BEDROOM THREE

10'9" x 8'10" approx (3.3 x 2.7 approx)
uPVC window to rear, carpet, radiator

BATHROOM

8'10" x 6'2" approx (2.7 x 1.9 approx)
uPVC window to side with obscure glass, three piece white modern suite, shower cubicle, tile effect, laminate flooring, fully tiled walls, fashion towel warmer, wall mounted boiler, shower attachment over bath.

EXTERNALLY

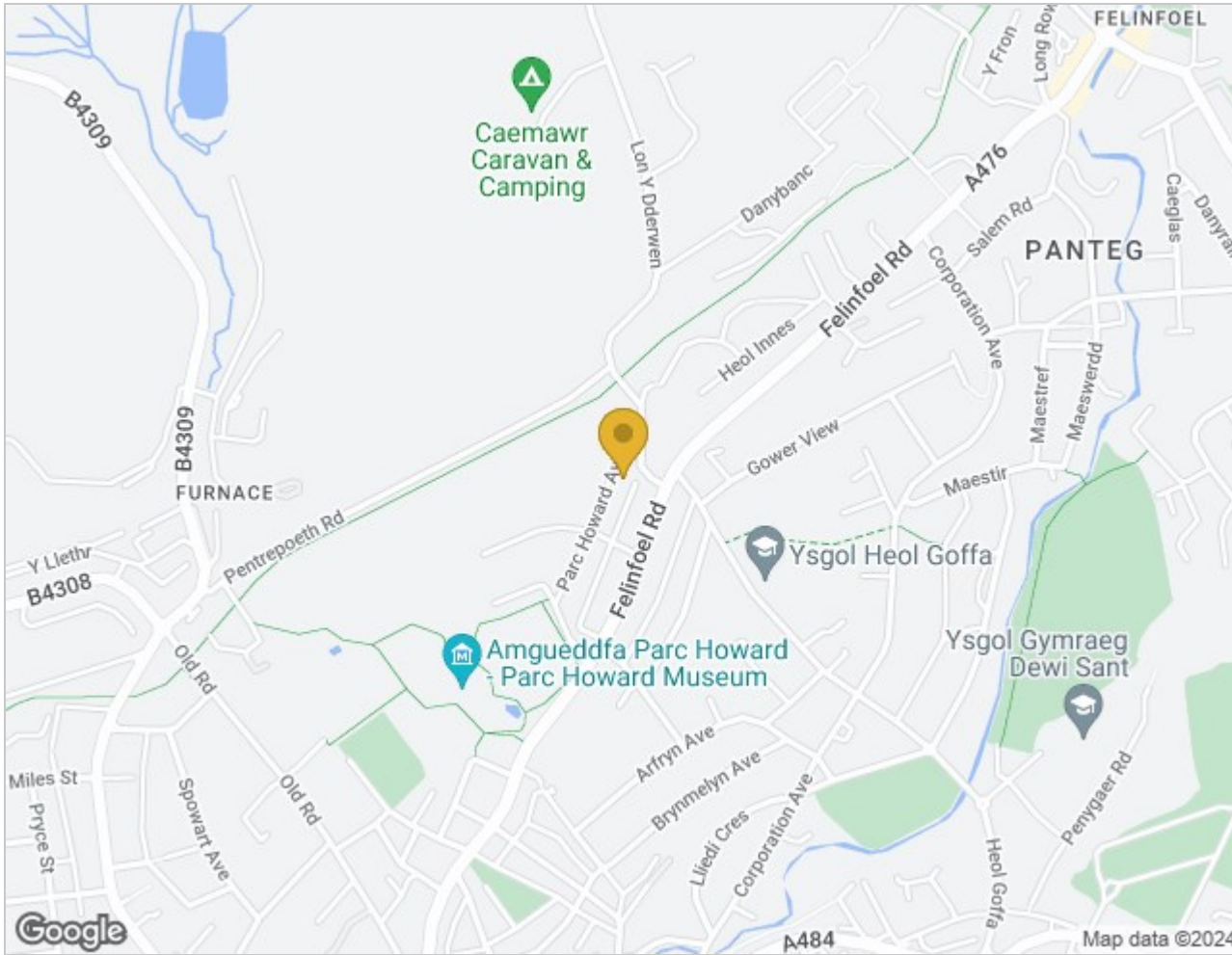
Front Garden
Enclosed, laid to lawn, hedging, raised patio, pathway to entrance.

Rear Garden
Courtyard style, access to rear lane, low maintenance

DOUBLE GARAGE



To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Freehold
- Semi Detached, Three Bedroom House
- Sitting Room with Lounge / Diner
- EPC - D
- Approx 98m2
- Council Tax Band - E (April 24)
- Mains Gas , Water, Electricity and Drainage
- Sought After Location Close to Park Howard
- Double Garage with EV point
- NO ONWARD CHAIN

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 65 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.