



52 Parc Howard Avenue, Llanelli, Carmarthenshire SA15 3JY

Guide Price £245,000

Property Features

- Charming 3-bedroom semi-detached property
- Retaining many original character features throughout
- Two reception rooms and master bedroom with en-suite shower room
- Driveway parking for 2-3 vehicles to the front and rear single garage
- Low maintenance front and rear garden areas
- Sought after residential area of Park Howard and within easy reach of all local amenities

Property Summary

A no-forward chain charming 3-bedroom well-presented semi-detached property situated in the highly sought after residential area of Park Howard, benefitting from driveway parking, garage, front and rear gardens, all being within walking distance of local schools, Llanelli town centre and the popular Coastal Path.



Full Details

Overview

A no-forward chain charming 3-bedroom well-presented semi-detached property retaining many original character features throughout, situated in the highly sought after residential area of Park Howard, benefitting from driveway parking, garage, front and rear gardens, all being within walking distance of local schools, Llanelli town centre and the popular Coastal Path.

Accommodation

Ground Floor

Entrance Hallway

UPVC front door leading into entrance hall with stairs leading to the first floor. Laminate flooring. Double doors leading into Lounge / Dining Room to the front and Living Room to side.

Living Room

2.98m x 3.58m (9' 9" x 11' 9")
Bay window to front. Electric fireplace. Laminate flooring.

Lounge / Dining Room

6.52m x 3.38m (21' 5" x 11' 1")
Double doors lead into the room with door and window to front leading out to decked area. Laminate floor. Marble fireplace with gas fire feature which has been disconnected.

Kitchen/ Breakfast Room

3.95m x 2.98m (13' 0" x 9' 9")
Fitted base and wall units with electric Smeg oven, gas hob, plumbing for dish washer/ washing machine, integrated fridge freezer unit pantry cupboard, breakfast bar. Window to rear and uPVC door to side. Door to understairs cupboard. Tiled flooring.

First Floor

Landing

Access to attic space. Carpet flooring. Window to rear.





Master Bedroom 1

3.18m x 3.68m (10' 5" x 12' 1")

Bay window to front. Radiator. Carpet flooring. Door into En-suite.

En-Suite Shower Room

1.67m x 1.99m (5' 6" x 6' 6")

Shower cubicle. WC. Wash hand basin. Airing cupboard. Window to side.

Bedroom 2

3.20m x 3.67m (10' 6" x 12' 0")

Window to front, radiator and carpet flooring.

Bedroom 3

2.98m x 4.17m (9' 9" x 13' 8")

Window to rear, radiator and laminate flooring.



Bathroom

2.19m x 2.73m (7' 2" x 8' 11")

Bath tub with shower over. WC. Wash hand basin. Radiator.

EXTERNALLY

Grounds & Garden

To the front, the property benefits from a newly erected timber fence and gates with driveway parking for 2 - 3 vehicles, with lawn area, shrubs and fruit trees/bushes, with steps leading to a decked area utilised as a patio/seating area. A path leads around the side of the property to an enclosed rear patio area with further shrubs borders, timber gate access to rear access lane and access to a single garage with up-and-over door onto rear access lane.



Further Information

Tenure

We understand the property is held on a freehold basis with vacant possession upon completion. The property is offered For Sale with no forward chain.



Services

We understand that the property benefits from all mains services to include gas, electricity, water and drainage. None of the services have been tested.

Energy Performance Certificate

EPC Rating D (59).

Council Tax Band

We understand that the Carmarthen County Council Tax Band is E - approx £2503.15 for 2024/2025.

Wayleaves, Easements and Rights of Way

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

Planning

Please direct all planning related enquiries to Carmarthenshire County Council Planning Department.

Local Authority

Carmarthenshire County Council, District offices, 3 Spilman Street, Carmarthen, SA31 1LE.

Viewing

Strict by appointment with the Vendors Sole Agents Rees Richards and Partners.

Please contact Carmarthen Office for further information:

12 Spilman Street, Carmarthen, SA31 1LQ

Tel: 01267 612021 or email property@reesrichards.co.uk

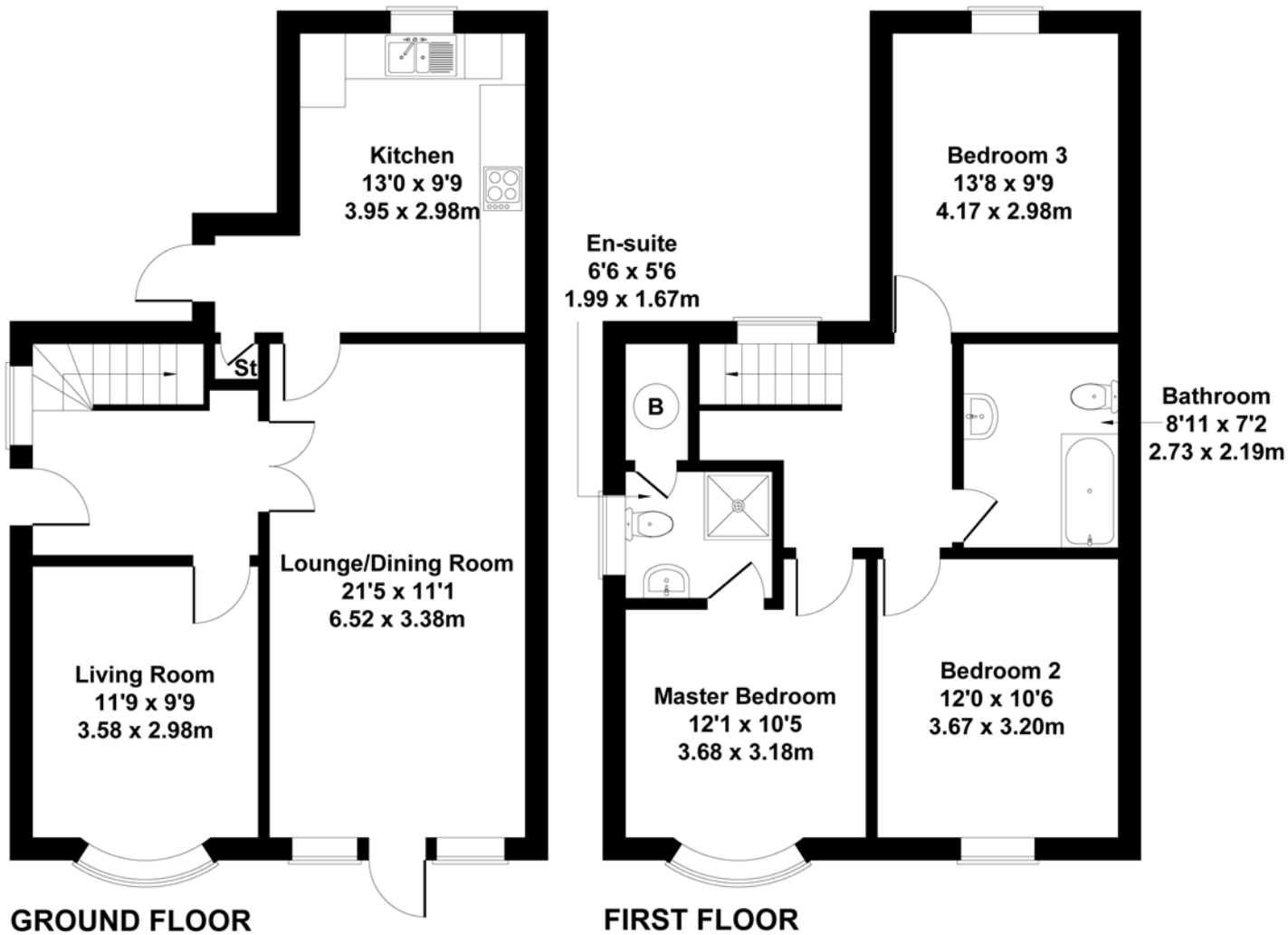


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Approximate Gross Internal Area
1206 sq ft - 112 sq m



Not to Scale. Produced by The Plan Portal 2024
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