



39 Parc Howard Avenue, Llanelli, SA15 3LQ

A spacious, Link Detached Family Home, situated in a popular street, within close proximity of Parc Howard and within easy reach of Llanelli Town Centre, Felinfoel, Schools and Hospital. The property within briefly comprises: Entrance Hallway, Kitchen/Breakfast Room, Lounge/Dining Room, Conservatory and Integral Garage to the Ground Floor, with Three Bedrooms and Bathroom to the First Floor. Externally there are Front and Rear Gardens and Driveway leading to the Garage.

VIEWING ESSENTIAL TO FULLY APPRECIATE.

£175,000

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ENTRANCE

UPVC door with double glazed obscure glass panel and matching side panel into:

HALLWAY

Textured ceiling, stairs to first floor, smoke detector, carbon monoxide detector, plate rack, wall mounted thermostat, radiator, woodblock flooring, telephone point, door into integral garage, door into storage cupboard with shelving and hanging rails.

KITCHEN/DINING ROOM 4.020m x 3.007m (13'2" x 9'11")

Coved and papered ceiling, uPVC double glazed window to front, uPVC double glazed obscure glass door to side, serving hatch into dining room, radiator, tiled flooring, wall mounted 'Worcester' gas combination boiler, tiled flooring, fitted with a range of wall and base units with granite work surface over and matching up stand, built in electric fan oven with built in four ring stainless steel gas hob, granite splash back and chimney hood over, stainless steel sink with mixer tap, space and plumbing for dishwasher, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, space for table and chairs.

L SHAPED LOUNGE/DINING ROOM 5.398m max x 6.520m max (17'9" max x 21'5" max)

Coved and textured ceiling, aluminium framed double glazed sliding doors into conservatory, uPVC double glazed french doors to rear, two radiators, space for gas fire on marble hearth and inset with feature surround, television aerial point, space for table and chairs.

CONSERVATORY 2.429m x 2.855m (8'0" x 9'5")

Of uPVC construction with polycarbonate roof, uPVC double glazed door to side, open countryside views, tiled flooring.

INTEGRAL GARAGE 6.174m x 2.996m (20'3" x 9'10")

Electric up and over door, uPVC door with double glazed obscure glass panel and matching side panel to rear, electric and lighting connected.

FIRST FLOOR

LANDING

Textured ceiling, smoke detector, loft access hatch, uPVC double glazed obscure glass window to side, door into airing cupboard with radiator and shelving.

BEDROOM ONE 3.991m x 3.334m (13'1" x 10'11")

Coved and textured ceiling, uPVC double glazed window to rear with countryside views,

radiator, telephone point.

BEDROOM TWO 4.044m x 3.009m (13'3" x 9'11")

Coved and textured ceiling, uPVC double glazed window to rear with countryside views, radiator, double doors into built in wardrobe with shelving and hanging rails.

BEDROOM THREE 2.546m x 3.021m (8'4" x 9'11")

Coved and textured ceiling, uPVC double glazed window to front, radiator, double doors into built in wardrobes with shelving and hanging rails, telephone point.

BATHROOM 2.549m x 2.282m (8'4" x 7'6")

Textured ceiling, uPVC double glazed obscure glass window to front, fully tiled walls, radiator, vinyl flooring, fitted with a four piece suite comprising: WC, pedestal wash hand basin, enclosed shower cubicle with overhead shower within and bath.

EXTERNAL

FRONT

Steps down to paved pathway leading to entrance door, tiered garden area planted with a range of mature shrubs and trees, driveway with parking for one vehicle leading to garage, gated pedestrian side access, external tap.

REAR

Enclosed tiered garden mainly laid to lawn, enclosed paved area, steps down to two further garden areas planted with a range of mature shrubs and trees, footpath leading to pedestrian gated side access, double doors into lounge and door into conservatory, space for storage shed, external power outlet, pedestrian door into garage.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01554 784 400



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.