32 Parc Howard Avenue, Parc Howard, Llanelli, Carmarthenshire, SA15 3JY



Offers in the region of £349,995







A double bay-fronted semi-detached House, tastefully presented throughout, located in the much sought after area of Park Howard. A delightful Family home, updated over the years, to include new roof in 2013, new boiler last year & new Porch 5 years ago yet still sympathetically retaining many features such as the original doors and stained glass windows.
The generous living space adds to the appeal of this property with two spacious Reception rooms, well equipped light & airy kitchen and convenience of downstairs Cloakroom.
Three bedrooms to the first floor, two of which are good sized doubles, and well appointed family bathroom
Externally a pretty front forecourt and neat rear garden with greenhouse & shed and patio area.
Viewing Recommended, By Appointment.
EPC Rating- D, square Metres-116, Council Tax- E

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Entrance Porch
Of uPVC construction, tiled floor.



Entrance Hallway
Original Front door with stained glass window, original timber flooring, stairs to first floor, radiator, smooth & coved ceiling, timber stained glass windows to front.







Cloakroom
Low level W.C, wash hand basin with vanity unit, understairs storage cupboard.



Sitting Room

13'1" x 14'10" into bay (4.00 x 4.54 into bay)

uPVC double glazed bay window to front, fitted blinds, smooth & coved ceiling, radiator.



Lounge/Diner

14'8" x 21'8" max (l shaped) (4.48 x 6.61 max (l shaped))

Two uPVC double glazed window to side, original timber flooring, glazed timber door & windows to rear, smooth & coved ceiling, three radiators, original timber fireplace with marble hearth & surround and log effect electric fire, storage cupboard to alcove with glazed door.







Rear Porch

4'5" x 10'9" (1.37 x 3.28)

Tiled flooring, uPVC double glazed French doors to rear, uPVC double glazed windows to rear, uPVC double glazed roof.



Kitchen

14'4" x 8'8" (4.39 x 2.66)

Fitted with a range of base & wall units with complimentary worksurface over, 1 1/2 composite sink unit, built in electric oven, separate grill & 4 ring induction hob with extractor hood over, integrated tall fridge & freezer, larder unit, smooth ceiling with spotlighting, laminate floor tiles, splashback, radiator, cupboard housing gas central heating boiler, uPVC double glaze window to rear, uPVC double glazed door to side.







FIRST FLOOR

Landing

Access to attic space, smooth & coved ceiling, original timber stained glass window to side.



Bedroom 1

11'11" x 15'4" into bay (3.64 x 4.68 into bay)

uPVC double glazed bay window to front, radiator, smooth ceiling.



Bedroom 2
11'10" x 14'5" (3.63 x 4.41)
uPVC double glazed window to rear, radiator, smooth ceiling.



Bedroom 3
8'3" x 7'2" (2.52 x 2.20)
uPVC double glazed window to front, radiator, smooth ceiling.

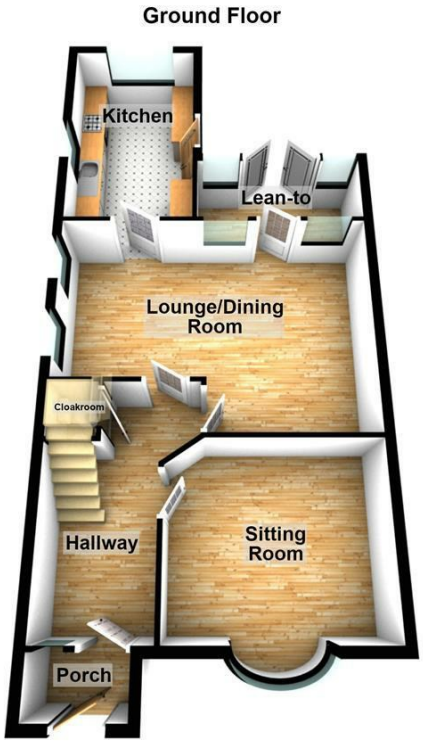


Bathroom
8'2" x 8'2" (2.51 x 2.50)
Fitted with a four piece suite comprising of shower cubicle, low level W.C., floating wash hand basin with vanity unit and bath with tiled surround, tiled flooring, fully tiled walls, extractor hood, smooth ceiling, storage cupboard, heated towel rail, uPVC double glazed window to side with obscure glass.

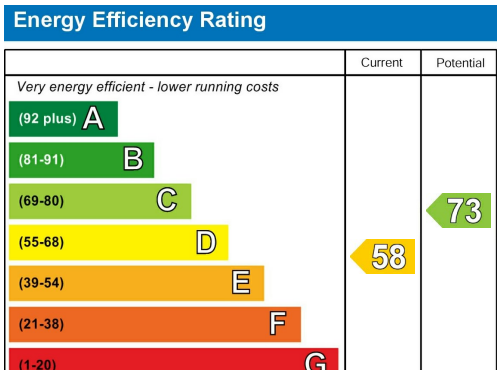


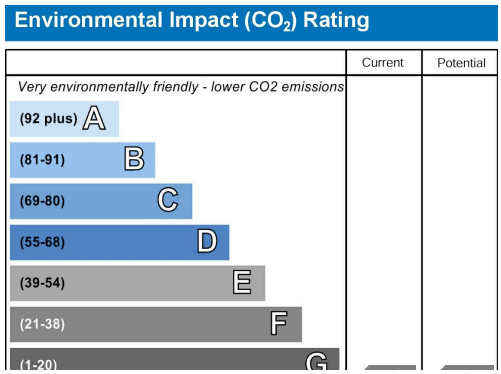
External
Paved front forecourt with slate chippings, gated side access to rear garden laid to lawn, patio area, greenhouse, timber storage shed, outside tap.

Services
Mains gas, electric, water & drainage. Please note there is a water meter at this property.









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

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