





GENERAL INFORMATION

Nestled in a tranquil part of The Avenue, Llanelli, this delightful, modern, mid link house presents an excellent opportunity for those seeking a modern and convenient lifestyle. Constructed in 2012, the property spans an impressive 893 square feet, making it a spacious choice for families and professionals alike. Upon entering, you are welcomed by a charming hallway that leads to a well-designed cloakroom. The inviting lounge offers a comfortable retreat for relaxation, while the kitchen/dining room serves as an ideal space for entertaining guests or enjoying family meals together. The first floor features two well-proportioned bedrooms, with the main bedroom benefiting from a built-in wardrobe, providing ample storage for your belongings. A family bathroom on this level ensures both functionality and comfort for everyday living. Externally, the property boasts a front forecourt and driveway, allowing for convenient off-road parking. The enclosed rear garden is a lovely outdoor area, perfect for soaking up the sun or hosting summer gatherings with friends and family. This home is ideally situated close to a variety of amenities, including schools and retail parks, making daily life both easy and enjoyable. With its modern features and prime location, this property is truly a must-see. We highly recommend scheduling a viewing to fully appreciate all that this charming home has to offer.

FULL DESCRIPTION

Hallway

Cloakroom

Lounge  
15'3x11 (4.65mx3.35m)

Kitchen/dining room  
13'11x9 (4.24mx2.74m)

First floor

Landing

Bedroom 1  
14'2x10'8 (4.32mx3.25m)

Bedroom 2  
10'4x6'11 (3.15mx2.11m)

Bathroom  
6'7x6 (2.01mx1.83m)



External

Front forecourt and Driveway

Enclosed rear garden

Council tax band = C

EPC = C

Tenure

TBC

Services

Heating System - Gas

Mains gas, electricity, sewerage and water (metered)

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

