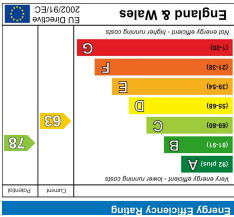
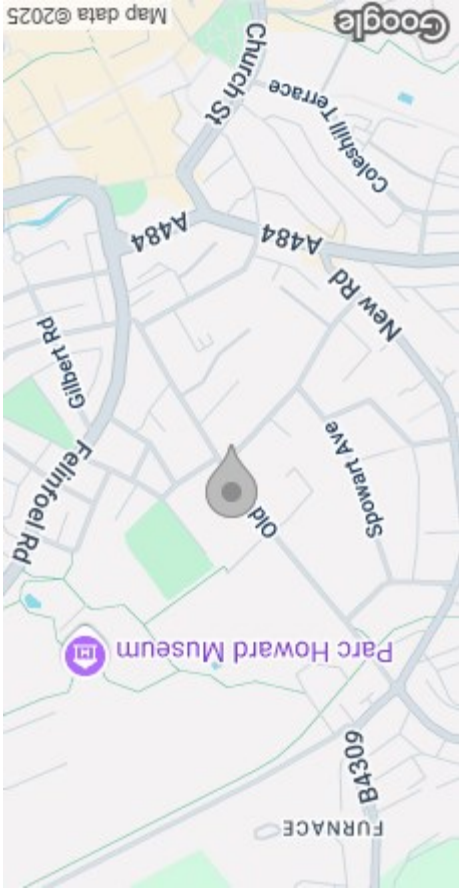


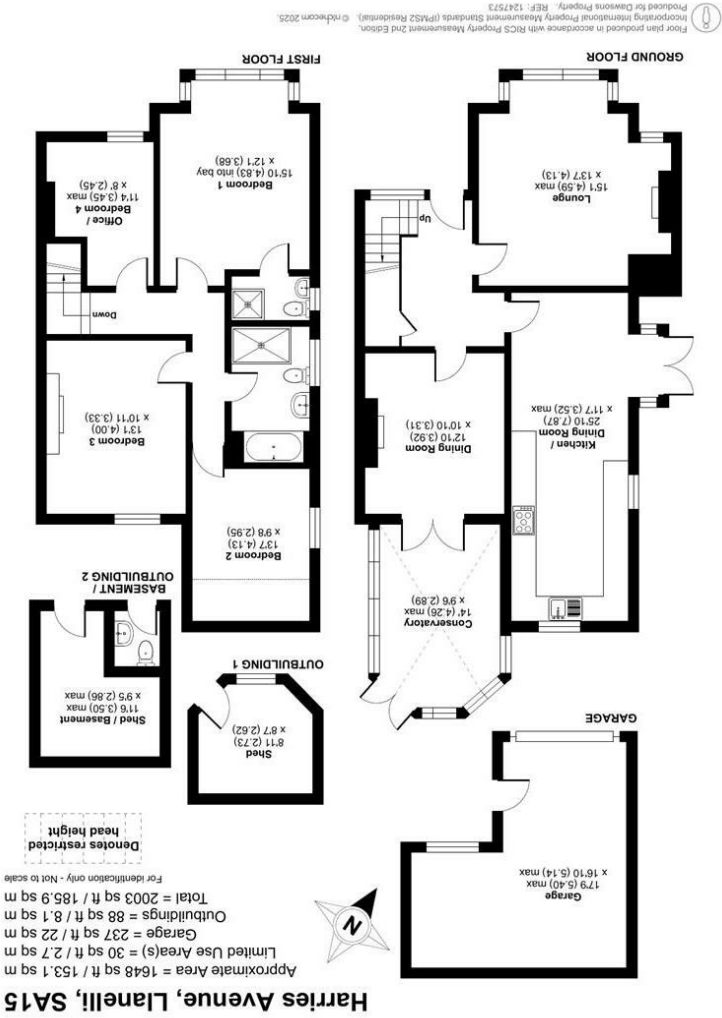
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



1 Harries Avenue  
Llanelli, SA15 3LE  
Asking Price £390,000

4 2 3 D



GENERAL INFORMATION

Nestled in the prestigious and sought-after area of Harries Avenue, Llanelli, this imposing semi-detached family home, built in the charming Arts and Crafts style circa the 1920s, offers a perfect blend of character and modern living. As you step through the entrance hallway, you are welcomed into a spacious lounge featuring a delightful bay front and an impressive inglenook fireplace, creating a warm and inviting atmosphere. The formal dining room, with double doors leading to a conservatory, provides a lovely space to entertain while overlooking the well-maintained rear garden.

The kitchen/dining room, an impressive 25.10 feet in length, is ideal for family gatherings and culinary adventures. Ascending to the first floor, you will find a generous master bedroom complete with an en-suite shower room, alongside three additional bedrooms that are perfect for family or guests. A well-appointed family bathroom serves this level, ensuring convenience for all.

Externally, the property boasts a well-kept front garden and a side driveway that accommodates parking for three to four vehicles, depending on size. A detached garage offers additional storage or workshop space. The private rear garden is a tranquil retreat, featuring a purpose-built shed, a basement, and an external w/c, enhancing the practicality of this delightful home.

This property is a rare find, combining period charm with modern amenities, making it an ideal choice for families seeking a spacious

FULL DESCRIPTION

ENTRANCE HALLWAY

LOUNGE  
15'0"(max)x13'6"  
(4.59(max)x4.13)

FORMAL DINING ROOM  
12'10" x 10'10" (3.92 x 3.31)

CONSERVATORY  
13'11"(max)x9'5"  
(4.26(max)x2.89)

KITCHEN/DINING ROOM  
25'9" x 11'6"(max) (7.87 x 3.52(max))

FIRST FLOOR



BEDROOM 1  
15'10"(into bay)x12'0"  
(4.83(into bay)x3.68)

EN-SUITE

BEDROOM 2  
13'1" x 10'11" (4.00 x 3.33)

BEDROOM 3  
13'6" x 9'8" (4.13 x 2.95)

BEDROOM 4  
11'3" x 8'0" (3.45 x 2.45)

FAMILY BATHROOM

EXTERNAL

GARAGE  
17'8"(max)x16'10"(max)  
(5.40(max)x5.14(max))

STORAGE SHED  
8'11" x 8'7" (2.73 x 2.62)

BASEMENT AND W/C  
11'5"(max)x9'4"(max)  
basement area only  
(3.50(max)x2.86(max)  
basement area only)

FRONT GARDEN, SIDE DRIVEWAY, REAR GARDEN

ADDITIONAL/MATERIAL INFORMATION

You are advised to refer to Ofcom checker for mobile signal and coverage.

Electric -  
Gas -  
Water -  
Broadband:

Leasehold terms - 999 years from 1915 with 889 years remaining  
Fee for leasehold per annum is £5.45

