

GENERAL INFORMATION

Located in a quite spot of The Avenue, Llanelli, this charming end-terrace house offers a perfect blend of modern living and convenience. Built circa 2012, this property spans an impressive 893 square feet and is situated within a select development, making it an ideal choice for families and professionals alike. Upon entering, you are greeted by a welcoming entrance hallway that leads to a well-appointed cloakroom. The lounge provides a comfortable space for relaxation, while the kitchen/dining room is perfect for entertaining guests or enjoying family meals. The first floor features two inviting bedrooms, with the main bedroom boasting a built-in wardrobe, ensuring ample storage space. A family bathroom completes this level, offering both functionality and comfort. Externally, the property benefits from a front forecourt and a side driveway, providing convenient off-road parking for approx 3 cars. The enclosed rear garden is a delightful outdoor space, perfect for enjoying the fresh air or hosting summer gatherings. This home is ideally located close to a range of amenities, including schools and retail parks, making daily life both easy and enjoyable. With its modern features and prime location, this property is a must-see. We highly recommend scheduling a viewing to fully appreciate all that this lovely home has to offer.

FULL DESCRIPTION

Ground Floor

Entrance hallway

Cloakroom

Lounge
15'3" x 11'0" (4.65 x 3.37)

Kitchen/dining room
13'11" x 9'1" (4.26 x 2.78)

First floor

Landing

Bedroom 1
14'2" x 10'8" (4.32 x 3.27)

Bedroom 2
10'4" x 6'11" (3.17 x 2.13)



Bathroom
6'7" x 6'0" (2.03 x 1.85)

External

Front gravel area

Parking

Driveway

Enclosed rear garden

EPC = C

Tenure

Freehold

Council Tax = C

Services

Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
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

