
**EST.
1972**

THORNES

**ESTATE
AGENTS**

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**28 ARFRYN AVENUE, LLANERCH, LLANELLI,
CARMARTHENSHIRE SA15 3RL**



OFFERS IN THE REGION OF £72,500

- **SEMI DETACHED**
- **CONVENIENTLY SITUATED WITHIN EASY ACCESS OF TOWN CENTRE & LLANERCH PLAYING FIELDS**
- **3 BEDROOMS**
- **2 RECEPTION ROOMS**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**

28 ARFRYN AVENUE, LLANERCH, LLANELLI
(cont'd)

A semi detached property situated within easy access of town centre and Llanerch Playing Fields (edged RED on attached plan). The property has an open lawn garden at the front and side entrance leading to rear garden.

GROUND FLOOR

ENTRANCE HALL – UPVC double glazed entrance door. Staircase to first floor.

DINING ROOM – 3.59m(11'10") x 2.68m(8'10"). Radiator. UPVC double glazed window.

LOUNGE – 4.86m(16'0") x 3.66m(12'0") (overall). 2 UPVC double glazed windows. Radiator. Gas fire with baxi back boiler.

KITCHEN – 4.75m(15'7") x 2.04m(6'8"). Radiator. 2 UPVC double glazed windows. UPVC double glazed door leading to rear garden. Range of base units incorporating 1 ½ basin sink unit. Partially tiled walls. Storage cupboard underneath stairs.

FIRST FLOOR

LANDING – UPVC double glazed window. Storage cupboard.

FRONT BEDROOM – 4.86m(16'0") (overall) x 3.33m(10'11"). Radiator. 2 UPVC double glazed windows. Airing cupboard. Storage cupboard.

FRONT BEDROOM – 2.65m(8'8") x 3.76m(12'4"). Radiator. UPVC double glazed window.

BACK BEDROOM – 2.79m(9'2") (overall) x 2.12m(7'0"). Radiator. UPVC double glazed window.

BATHROOM – Bath (with shower above), wash hand basin and W.C. UPVC double glazed window. Walls partially tiled.

OUTBUILDINGS – Shed.

EXTERIOR – Front garden with side entrance leading to rear garden.

TENURE – Freehold (to be confirmed).

COUNCIL TAX BAND – "B".

VIEWING - Strictly by appointment with THORNES.



PLEASE NOTE: Neither services nor appliances tested by Agent. THORNES for themselves and for the Vendors or Lessors of the property whose agents they are give notice that:

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