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AGENTS**

13 MURRAY STREET, LLANELLI, CARMARTHENSHIRE SA15 1AQ  
Tel. 01554 757654 : Fax. 01554 756741 : Email: [info@thornesllanelli.co.uk](mailto:info@thornesllanelli.co.uk)  
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**55 PARK HOWARD AVENUE, LLANELLI,  
CARMARTHENSHIRE SA15 3LQ**



**OFFERS IN THE REGION OF £192,500**

- **DETACHED PROPERTY**
- **LOCATED IN SOUGHT AFTER AREA**
- **2 RECEPTION ROOMS**
- **KITCHEN**
- **CONSERVATORY**
- **3 BEDROOMS**
- **BATHROOM**
- **INTEGRAL GARAGE**
- **CAR PORT**
- **GAS CENTRAL HEATING**



**55 PARK HOWARD AVENUE, LLANELLI**  
**(cont'd)**

A detached property located in a sought after area, close to the beautiful Park Howard and just over a mile from Llanelli town centre. The property has an open front garden with drive alongside leading to Car Port and Garage and side entrance leading to rear garden.

**GROUND FLOOR**

**ENTRANCE HALL** – Staircase leading to first floor. Cupboard underneath stairs. Radiator.

**INTEGRAL GARAGE** – 2.75m(9'0") x 5.95m(19'7"). UPVC double glazed door leading to rear garden. Metal up and over door. UPVC double glazed window.

**KITCHEN** – 2.94m(9'8") x 4.29m(14'1"). UPVC double glazed window. UPVC double glazed door leading to side entrance. Range of base units and wall cupboards incorporating 1 ½ basin sink unit, electric cooker. Partially tiled walls. Radiator.

**DINING ROOM** – 2.95m(9'8") x 3.37m(11'1"). UPVC double glazed window. Radiator.

Aluminium patio door leading to lounge.  
**LOUNGE** – 3.33m(10'11") x 5.19m(17'1"). Radiator. UPVC double glazed window. Fireplace. UPVC double glazed patio door leading to:-

**CONSERVATORY** – 3.76m(12'4") x 2.82m(9'3"). Radiator. UPVC double glazed windows leading to:-

**BALCONY** – Tiled floor. Steps leading to side and rear gardens.

**FIRST FLOOR**

**LANDING** – UPVC double glazed window. Airing cupboard.

**BACK BEDROOM** – 3.32m(10'11") x 3.84m(12'7"). Radiator. UPVC double glazed window.

**BACK BEDROOM** – 3.01m(9'11") x 3.83m. (12'7")Radiator. UPVC double glazed window.

**FRONT BEDROOM** – 2.97m(9'9") x 2.66m(8'9"). Radiator. UPVC double glazed window. Fitted wardrobe with sliding doors.

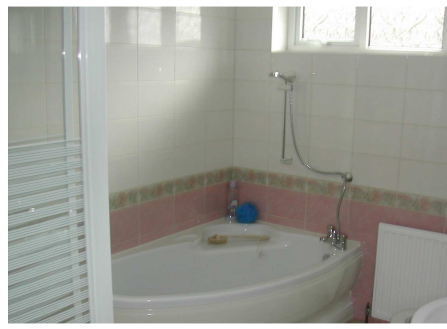
**BATHROOM** – Corner bath, wash hand basin and W.C. Radiator. Shower cubicle,. Tiled walls. 2 UPVC double glazed windows.

**OUTBUILDINGS** – 2 SHEDS.

**EXTERIOR** – Front garden with drive alongside leading to Car Port and integral Garage and side entrance leading to rear patio and garden.

**TENURE** – Freehold (to be confirmed).

**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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