



Clos Cilsaig

Dafen, Llanelli SA14 8QU

- End Terrace Property
- Gas Central Heating
- Excellent Access to M4
 - Chain Free
 - EPC: D
- Two Bedrooms
- Well Presented
- Close Proximity to Prince Phillip Hospital
 - Ideal First Time Buy
 - Freehold

Asking Price £129,950 Freehold





Location

DESCRIPTION

An opportunity to purchase a recently refurbished two bedroom end terraced property located in a popular development in Dafen, Llanelli. Excellent access to the link road to M4, close to Prince Phillip hospital providing Ideal Investment or First Time Buy. The property comprises of Lounge, Kitchen, Two Bedrooms and Family Bathroom. Exterally there is off road parking to the front of property and good size rear garden. EPC rating: D

ENTRANCE HALL

Via uPVC double glazed entrance door with obscure glass, textured ceiling, radiator, stairs to first floor.

RECEPTION ROOM

15' 3" x 9' 5" approx
uPVC double glazed window to front, radiator.

KITCHEN

12' 9" x 7' 2" approx
Fitted with a range of wall and base units with complimentary wok surface over, built-in electric oven and grill with four ring electric hob and extractor hood over, stainless steel sink, tiled splash back, radiator, textured ceiling, boiler which services the domestic hot water and central heating system, uPVC double glazed window to rear, uPVC double glazed obscured glass door leading to rear of Property.

LANDING

uPVC double glazed window to side, radiator, smoke alarm, built-in cupboard with shelving, textured ceiling with hatch leading to attic space and doors leading to:-

BEDROOM ONE

10'7" x 9'6" approx
uPVC double glazed window to front, textured ceiling, radiator.



BEDROOM TWO

11' 10" x 6 2" approx
uPVC double glazed window to rear, textured ceiling, radiator.

FAMILY BATHROOM

6'30" x 6'28" approx
Fitted with a three piece suite comprising of low level W.C, pedestal wash handbasin, panelled bath with shower over, partly tiled walls, cushion flooring, heated towel rail, textured ceiling, extractor fan, u PVC double glazed obscured window to rear.

EXTERNAL

To Front: garden laid to lawn with paved pathway allowing for gated side access to rear garden, Off road parking

To Rear: Good sized patio area and enclosed garden

DISCLAIMER

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

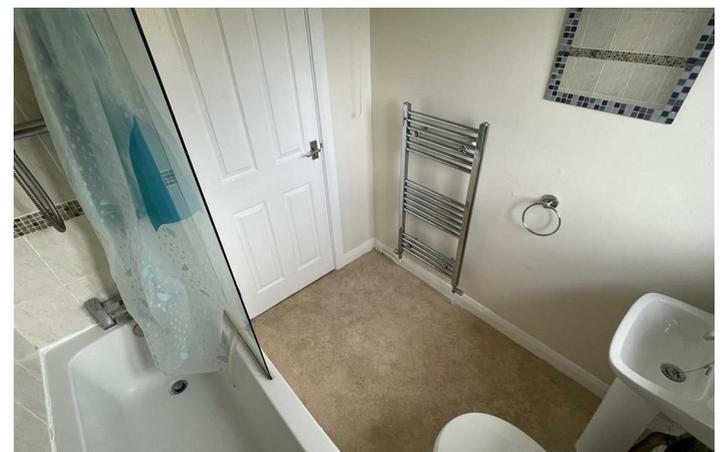
SERVICES: Mains electricity, gas, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

IMPORTANT INFORMATION

These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

DRAFT

These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.



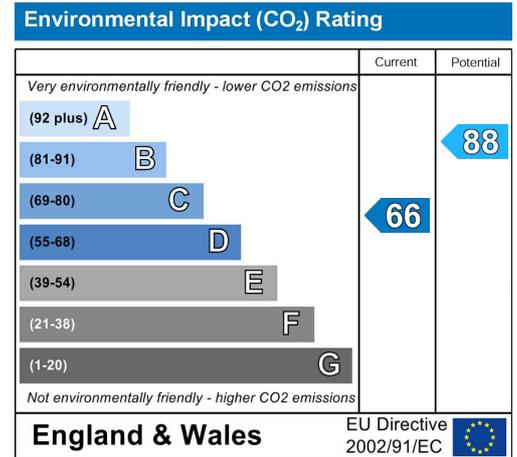
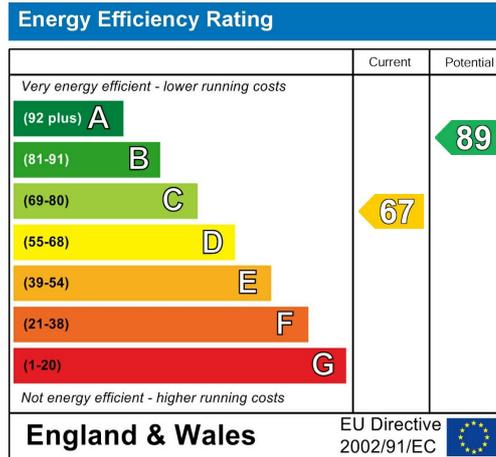








Local Authority Carmarthenshire County Council
Council Tax Band B
EPC Rating D



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.