



95 Clos Cilsaig, Llanelli, SA14 8QU
£139,995

Welcome to Clos Cilsaig, Dafen, an end of link house which presents an excellent opportunity for first-time buyers seeking a comfortable and inviting home. The property benefits from two bedrooms, providing ample space for relaxation and rest., making it an ideal choice for those looking to establish their first home. Externally the property has front and rear gardens with side driveway providing Off Road Parking. Located in Dafen, residents will benefit from a range of local amenities, including shops, schools, and parks, all within easy reach. Energy Rating - TBC, Council Tax Band - We are advised is B, Tenure - We are advised is Freehold.



Ground Floor

Entrance

Access via entrance door leading into:

Entrance Hall

Textured ceiling, radiator, stairs to first floor.

Lounge 16'0 x 12'11 approx (4.88m x 3.94m approx)

Textured ceiling, radiator, double glazed window to front, smoke detector, opening into:



Kitchen 12'11 x 7'10 approx (3.94m x 2.39m approx)

A fitted kitchen comprising of base units with work surface over, textured ceiling, space for cooker, space for fridge freezer, plumbing for washing machine, radiator, breakfast bar, double glazed window to rear, part tiled walls, stainless steel sink with mixer tap, entrance door to rear garden, wall mounted boiler.

First Floor

Landing

Smoke detector, access to loft space, radiator, double glazed window to side, airing cupboard with shelf.



Bedroom One 11'1 x 11'1 (including wardrobe) (3.38m x 3.38m (including wardrobe))

Textured ceiling, radiator, double glazed window to front, built in wardrobe with mirror sliding doors.



Bedroom Two 12'5 x 6'3 approx (3.78m x 1.91m approx)

Textured ceiling, radiator, double glazed window to rear.

Bathroom 6'0 x 6'4 approx (1.83m x 1.93m approx)

A three piece suite comprising of pedestal wash hand basin, low level W.C., bath with shower over, textured ceiling, part tiled walls, radiator, shaver point, double glazed window to rear.



External

The front of the property is laid to lawn with side driveway (which provides Off Road Parking), side gate leads to the rear garden. The rear garden is laid mainly to lawn with paved area. Storage Shed.

Tenure

We are advised is Freehold

Council Tax Band

We are advised is Freehold

Property Disclaimer

PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

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Ground Floor
267 sq.ft. (24.8 sq.m.) approx.



1st Floor
267 sq.ft. (24.8 sq.m.) approx.



Total Floor Area : 535 sq.ft. (49.7 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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