



29 Clos Cilsaig, Llanelli, SA14 8QY
£154,995

Welcome to Clos Cilsaig, Dafen in Llanelli, a well presented extended mid link house which presents an excellent opportunity for first-time buyers. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. With two comfortable bedrooms, it offers ample space for a small family or individuals seeking a cosy retreat. One of the notable features of this home is the allocated car parking space, a valuable asset in this sought-after location. Being offered with no chain, this property allows for a smooth and straightforward purchasing process, making it an attractive option for those eager to move in without delay. With its appealing layout and convenient amenities, this mid link house in Dafen is not just a house; it is a place to call home. Whether you are looking to start your journey on the property ladder or seeking a comfortable living space, this residence is well worth considering. Energy Rating - C, Tenure - Freehold, Council Tax Band - B



Ground Floor

Entrance

Access via High end Aluminium double glazed entrance door leading into:

Entrance Hall

Textured ceiling, radiator, stairs to first floor.

Lounge 15'2 x 13'0 approx (4.62m x 3.96m approx)

Textured ceiling, radiator, High end Aluminium double glazed window to front, smoke detector, archway to:

Kitchen with Dining Area 16'5 x 13'0 approx (5.00m x 3.96m approx)

A fitted kitchen comprising of matching wall and base units with complimentary work surface over, textured ceiling, gas four ring hob with extractor hood over, electric oven, plumbing for washing machine, space for tumble dryer, sink unit with mixer tap, space for fridge freezer, part tiled walls, vertical radiator, space for table and chairs, High end Aluminium double glazed bi-folding doors to rear garden.

First Floor

Landing

Coved and textured ceiling, smoke detector, radiator, access to loft space, CO2 detector, storage cupboard housing wall mounted boiler.

Bedroom One 12'9 x 10'7 approx (3.89m x 3.23m approx)

Coved and textured ceiling, radiator, High end Aluminium double glazed window to front.

Bedroom Two 11'8 x 6'4 approx (3.56m x 1.93m approx)

Coved and textured ceiling, radiator, High end Aluminium double glazed window to rear.

Shower Room 7'0 x 6'1 approx (2.13m x 1.85m approx)

A white three piece suite comprising of shower in shower enclosure, pedestal wash hand basin, low level W.C., tiled walls, vinyl floor, wall mounted towel heater, High end Aluminium double glazed window to rear.

External

Rear enclosed garden laid with attractive gravelled stones. Allocated Car Parking Space

Tenure

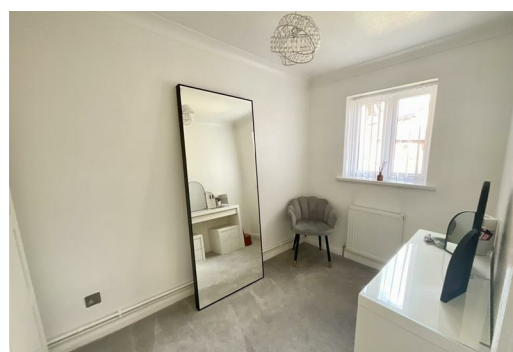
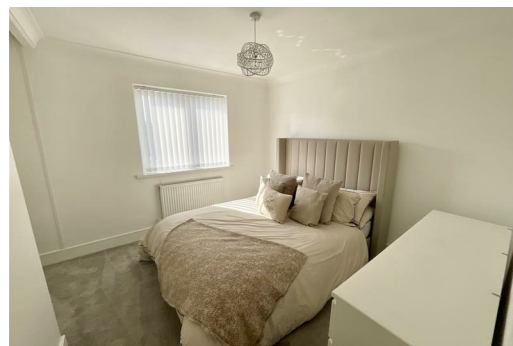
We are advised the tenure is Freehold

Council Tax Band

We are advised the Council Tax Band is B

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	

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com

Ground Floor
423 sq.ft. (39.3 sq.m.) approx.



1st Floor
297 sq.ft. (27.6 sq.m.) approx.



Total Floor Area : 720 sq.ft. (66.9 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.
Made with Metropix © 2026

35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: properties@willow-estates.com

www.willow-estates.com