



14 Clos Plas Isaf, Llanelli, Carmarthenshire SA14 8RX
£144,995

Nestled in the charming area of Clos Plas Isaf, Llangennech, this delightful semi-detached house, with two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat. Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere. The layout of the home is thoughtfully designed to maximise space and functionality, ensuring that every corner is utilised effectively. The property features a modern bathroom, catering to all your daily needs.

Outside, you will find parking available for several vehicles, adding to the convenience of this lovely home. The surrounding area of Llangennech is known for its friendly community and accessibility to local amenities, making it an excellent choice for those who appreciate both tranquillity and connectivity. In summary, this semi-detached house in Clos Plas Isaf presents a wonderful opportunity for anyone looking to settle in a serene yet accessible location. With its inviting living spaces and practical features, it is a property that truly deserves your attention. EPC: D, Tenure: Freehold, Council Tax Band: B. NO ONWARD CHAIN



Entrance:

Access via uPVC double glazed entrance door leading into:

Lounge: 15'0 x 11'3 approx (4.57m x 3.43m approx)

Coved and textured ceiling, uPVC double glazed window to front. laminate wood floor, stairs to first floor, radiator, under stairs storage cupboard, door into:



Kitchen: 12'4 x 7'6 approx (3.76m x 2.29m approx)

Textured and beamed ceiling, uPVC double glazed window to rear, uPVC double glazed entrance door to rear garden, respatex splash back, radiator, tiled floor. A fitted kitchen comprising of matching wall and base units with work surface over, induction hob, ob with extractor fan over, integrated electric oven, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge freezer

First Floor:

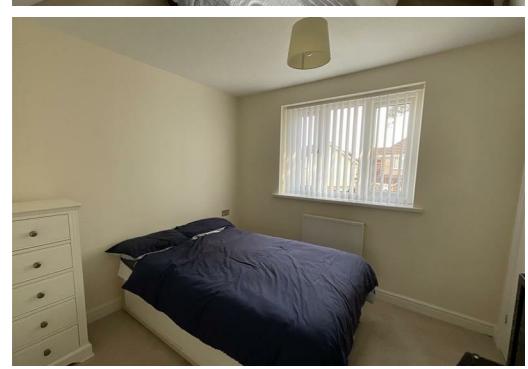
Landing:

Textured ceiling, access to loft space, airing cupboard with wall mounted boiler and shelving.



Bedroom One: 9'1 x 8'3 approx (2.77m x 2.51m approx)

Textured ceiling, radiator, uPVC double glazed window to front, radiator, storage cupboard with hanging rail.

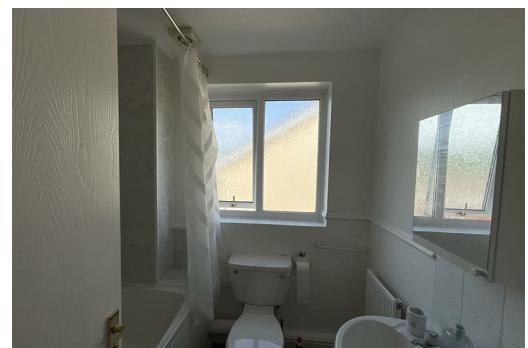


Bedroom Two: 9'9 x 7'8 approx (2.97m x 2.34m approx)

Textured ceiling, uPVC double glazed window to rear, radiator, built in wardrobe.

Bathroom: 5'9 x 6'1 approx (1.75m x 1.85m approx)

Textured ceiling, extractor fan, part tiled walls, uPVC double glazed window to side respatex panelled walls, radiator, vinyl tiled effect floor, A white three piece suite comprising of panelled bath, low level W.C., pedestal wash hand basin.



External:

The front of the property benefits from driveway leading to the rear garden. The rear garden is accessed via a side wooden gate and leads to the rear enclosed garden which is laid with a decked area and steps up to a lawned area



Council Tax Band:

We are advised that the property is Band B.

Tenure:

We are advised that the property 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
Very energy efficient - lower running costs	(92 plus) A	84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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GROUND FLOOR
271 sq.ft. (25.2 sq.m.) approx.



1ST FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 549 sq.ft. (51.0 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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