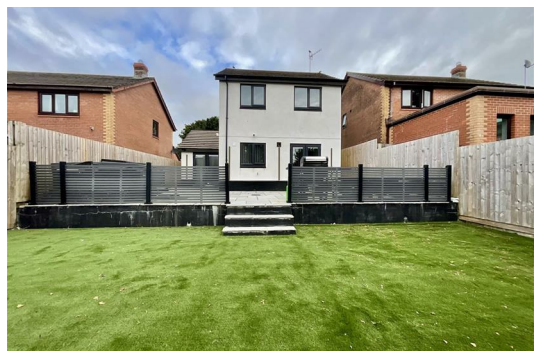




## 18 Lllys Cilsaig, Llanelli, Dyfed SA14 8QT £245,000

Located in Lllys Cilsaig, Dafen, Llanelli, this delightful detached house presents an excellent opportunity for families and individuals alike. With its spacious layout, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The three well-proportioned bedrooms provide ample space for restful nights, One of the standout features of this home is the parking provision for two vehicles, a valuable asset in today's busy world. The absence of a chain means that the process of moving in can be swift and straightforward, allowing you to settle into your new abode without unnecessary delays. We highly recommend viewing this property to fully appreciate its charm and potential. Whether you are looking for a family home or a peaceful retreat, this house in Dafen is sure to meet your needs. Don't miss the chance to make this lovely property your own.

Tenure - Freehold, Energy Rating - TBC, Council Tax Band - D





**Entrance:**

Via composite entrance door into:

**Entrance Hallway:**

Smooth and coved ceiling, radiator, grey laminate flooring, smoke detector, stairs to first floor, doors into:

**Cloakroom:**

Smooth and coved ceiling, access to loft, obscure uPVC double glazed window to front, tiled walls, tiled floor, two piece suite comprising of Low Level W.C and wash hand basin set in a vanity unit.

**Sitting Room 16'8 x 8'0 approx (5.08m x 2.44m approx)**

Smooth ceiling, spotlights, radiator, uPVC double glazed window to front, uPVC double glazed French Doors to rear garden.

**Lounge with Dining Area. 23'6 x 13'1 approx (7.16m x 3.99m approx)**

Smooth and coved ceiling, B.T open reach point, uPVC double glazed window to front, uPVC double glazed French doors to rear, two radiators, grey laminate flooring, log effect fire set in wall.

**Kitchen: 11'7 x 9'5 approx (3.53m x 2.87m approx)**

Smooth ceiling, uPVC double glazed window to rear, uPVC double glaze door to side, radiator, part tiled walls, tiled floor. Range of wall and base units with complimentary work surfaces over, one and a half sink unit with drainer and mixer tap, double integrated electric oven, five ring gas hob with extractor fan over. Integrated fridge freezer, integrated washing machine, wall mounted boiler housed in wall unit, storage cupboard with shelving.

**First Floor:****Landing:**

Smooth ceiling, uPVC double glazed window to side, access to loft, storage cupboard.

**Bedroom One: 12'3 x 9'8 approx (3.73m x 2.95m approx)**

Smooth ceiling, uPVC double glazed window to front, radiator.

**Bedroom Two: 10'3 x 10'5 approx (3.12m x 3.18m approx)**

Smooth ceiling, uPVC double glazed window to rear, radiator.

**Bedroom Three: 8'3 x 6'8 approx (2.51m x 2.03m approx)**

Smooth ceiling, uPVC double glazed window to front, radiator.

**Bathroom: 7'8 x 6'7 approx (2.34m x 2.01m approx)**

Coved and smooth ceiling, uPVC obscured double glazed window to front tiled walls, tiled floor, three piece suite comprising of Low Level W.C pedestal wash hand basin, walk in whirlpool bath.

**External:**

The front of the property is paved and provides Off Road Parking. Side gated pedestrian access leads to the good size rear enclosed garden, which is paved and steps leading to an area which is laid with artificial lawn and gravelled area.

**Tenure:**

Freehold.

**Council Tax Band:**

We have been advised that the property is Band D.

**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





35 Thomas Street, Llanelli, SA15 3JE

Tel: 01554 758123

E-mail: [properties@willow-estates.com](mailto:properties@willow-estates.com)

[www.willow-estates.com](http://www.willow-estates.com)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	Current	Potential	<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	Current	Potential
<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 		<p><b>67</b></p>	<p><b>80</b></p>	<p><b>England &amp; Wales</b></p> <p>EU Directive 2002/91/EC</p> 	

GROUND FLOOR  
576 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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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