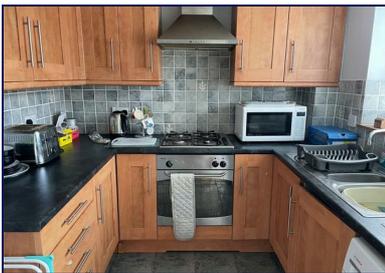


6 Clos Y Deri, Dafen, Llanelli, Carmarthenshire, SA14 8QZ



Asking price £125,000



End terrace of a row of three two bedroom houses in the Clos Y Deri cul-se-sac location in this well established housing development in Dafen. Bonus features include no onward buying chain, driveway for two cars right next to the house, side access into double width enclosed garden. Ground floor offers kitchen and open living dining room, first floor has two bedrooms and the bathroom. Area is good for local hospital staff, commuting and local schools.

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Accommodation Provides:

Front entrance door into

Hallway:

With open arch into kitchen, radiator, consumer unit.



Lounge:

17' x 11'8 (5.18m x 3.56m)

Sliding doors to rear, 2 radiators, staircase to first floor.



Kitchen:

7'8 x 7'7 (2.34m x 2.31m)

Fitted with base and wall units with complimentary work surfaces, one and a half bowl stainless steel single drainer sink unit with mixer tap, integrated oven and gas hob with extractor above, plumbing for automatic washing machine, space for fridge freezer, tiled floor, part tiled walls, wall mounted gas fired central heating boiler, window to front.



FIRST FLOOR:

Landing:

With loft hatch.



Bedroom 1:

8'7(9'9) x 11'9 (2.62m(2.97m) x 3.58m)

Window to rear, radiator, fitted wardrobes.



Bedroom 2:

6'8 x 10'8 (2.03m x 3.25m)

Window to front, radiator, single fitted wardrobe.



Bathroom:

With w.c. and wash hand basin, panelled bath with shower over, radiator, window to front.

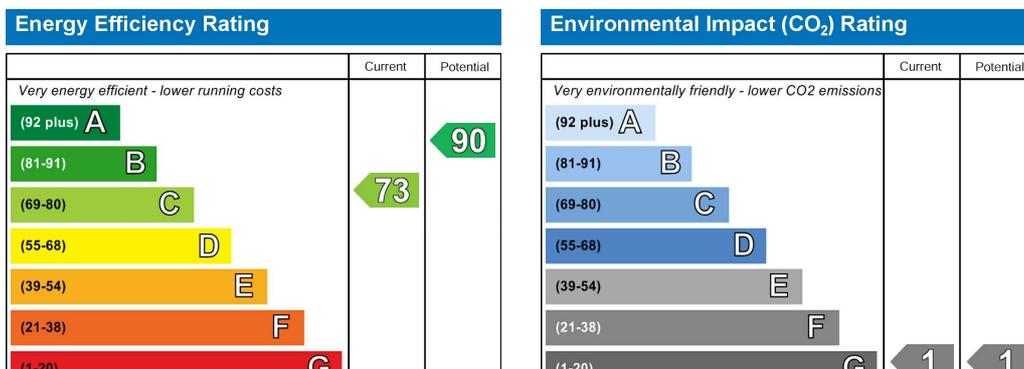


Externally:

Front lawn, driveway to side for 2 cars, side gate to enclosed rear garden laid to lawn and patio.

**Services:**

Mains water, gas, electricity and drainage.



You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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

Chartered Surveyor Services

Our Chartered Surveyors who are based in Carmarthenshire and West Glamorgan, value and survey all type of property. We can undertake RICS Homebuyer Surveys and Valuations and Building Surveys for potential purchasers.