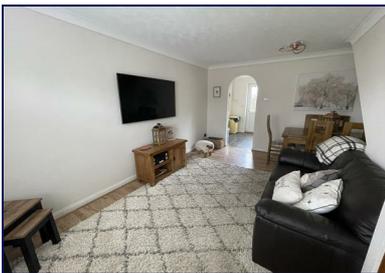


22, Clos Cilsaig, Dafen, Llanelli, SA14 8QU



Offers in the region of £129,950



No Chain - a well appointed Mid-terraced house located in an established development, within good proximity to M4/J48, Trostre Retail Park and Prince Phillip Hospital. Recently updated by the current owner, which includes new boiler, the property lends itself to an ideal first time buy. The accommodation comprises of Entrance Hallway, Lounge/Diner, Kitchen, Two Bedrooms and Bathroom. Externally there is off road parking to the front and enclosed rear garden with patio.
EPC -D Square Metres -55 Council Tax -B

Mallard
chartered surveyors · estate agents · lettings

Proudly supporting
maggie's



Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: llanelli@mallard-properties.co.uk

www.mallard-properties.co.uk

Also at Ammanford, Tel: 01269 597949 E: ammanford@mallard-properties.co.uk



Entrance

Via uPVC double glazed entrance door with obscure glass into:

Entrance Hallway

Textured ceiling, stairs to first floor, radiator.

Lounge/Diner

15'1" x 9'8" (4.62 x 2.95)

uPVC double glazed window to front, fitted shutter blinds, radiator, laminate flooring, textured & coved ceiling, opening through to:



Kitchen

12'11" x 7'1" (3.94 x 2.18)

Fitted with a range of base & wall units with complimentary worksurface over, stainless steel sink unit, freestanding electric oven, grill and 4 ring gas hob, space for fridge/freezer, plumbing for washing machine, tiled flooring, walls tiled over worksurface, uPVC double glazed window to rear, uPVC double glazed door to rear with obscure glass, smooth & coved ceiling.



First Floor

Landing

Airing cupboard housing gas central heating boiler & slatted shelving, access to loft space, radiator, smoke alarm, textured ceiling.

Bedroom 1

10'5" x 9'8" (3.20 x 2.95)

uPVC double glazed window to front, fitted shutter blinds, radiator, textured & coved ceiling, built in wardrobe with shelving and hanging space.



Bedroom 2

9'8" x 6'3" (2.97 x 1.93)

uPVC double glazed window to rear, radiator, textured & coved ceiling.



Bathroom

6'3" x 6'3" (1.91 x 1.91)

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and panelled bath with electric shower over, lino flooring, partly tiled walls, radiator, extractor fan, textured ceiling, uPVC double glazed window to rear with obscure glass.

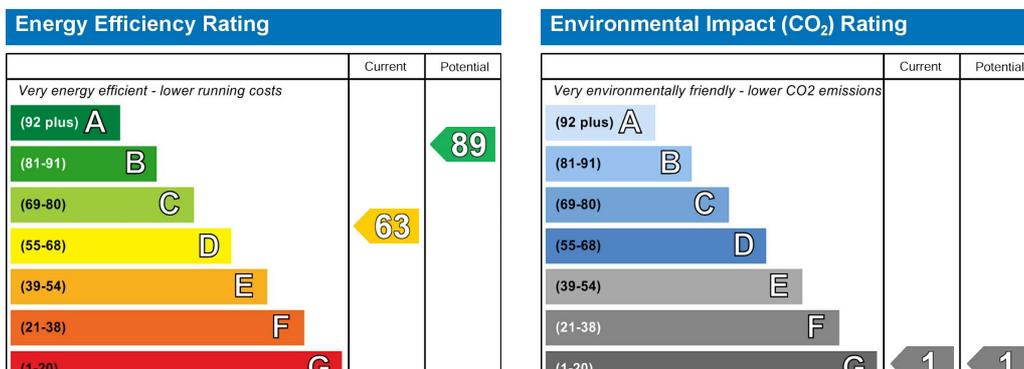


Externally

Front driveway providing off road parking, rear garden laid to lawn with patio area, timber storage shed.

Services

Mains gas, electric, water & 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.