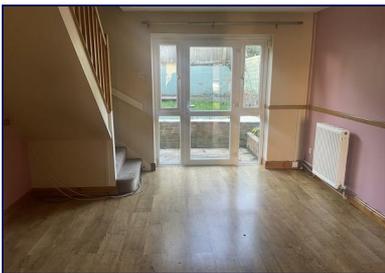


11 Clos Cilsaig, Dafen, Llanelli, Carmarthenshire, SA14 8QY



Offers in the region of £119,995



Mid terrace two bedroom house in the Dafen area of Llanelli. The property has no onward buying chain. Offers parking bay away from the property in the parking bay. Area is popular due to location to Prince Phillip Hospital, local secondary and primary schools and commuting access to the M4.

Two bedrooms and bathroom to first floor, kitchen to front and living room leads out to the garden. EPC: D Square Metres: 48 Council Tax Band: B

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RICS



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PROTECTED

Hall

Radiator.



Kitchen

7'8" x 7'6" (2.34 x 2.31)

Fitted base and wall units, sink, oven/cooker, extractor, space for washing machine & fridge freezer, tiled floor, part tiled walls, window facing front, wall mounted boiler.



Living Room

16'11" x 11'8" (5.18 x 3.56)

Sliding doors to rear, radiator, staircase to first floor.



FIRST FLOOR

Landing

Loft access.

Bedroom 1

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

Window to rear, radiator, fitted wardrobes.



Bedroom 2

10'7" x 6'7" (3.25 x 2.03)

Window to front, radiator.



Bathroom

Bath shower over, wc, wash hand basin, radiator, window to front.



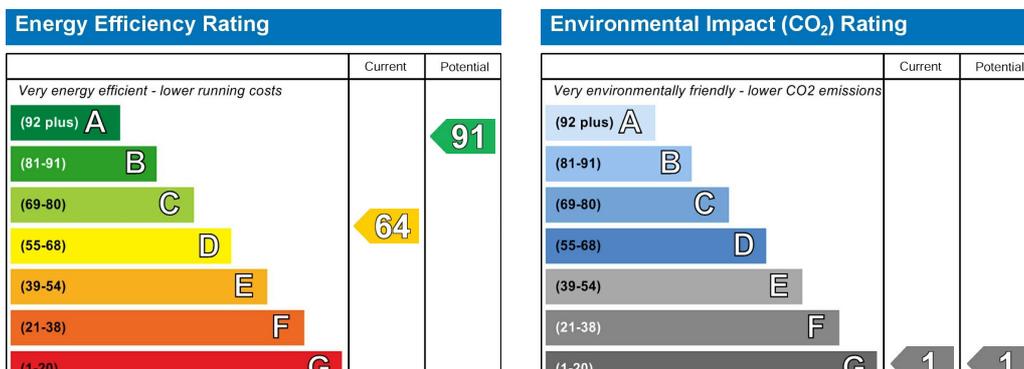
Externally

Front grassed area. Rear enclosed garden, patio a few steps up to grass area.



Services.

Advised all mains services. Wide angled lens has been used on occasion.



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

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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.