

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



Asking price £115,000



NO CHAIN - A two bedroom mid terrace property comprising entrance hall, lounge, kitchen. First floor has 2 bedrooms and bathroom. There is off road parking to the front with a fully enclosed level rear garden laid to lawn with patio area. this property is an ideal first time buy property or as an investment. EPC - D63, Council Tax Band - B, Approx 55sq m

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RICS



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PROTECTED

Hallway

Entered via double glazed front door, stairs lead to the first floor, radiator, door to:

Lounge

15'2 x 9'8 (4.62m x 2.95m)

Double glazed window to front, radiator, laminate flooring, textured ceiling, door to:



Kitchen

12'11 x 7'2 (3.94m x 2.18m)

Fitted with a range of matching base and wall units with stainless steel sink, space for cooker, space for fridge freezer, space for washing machine, tiled floor, part tiled walls, wall mounted boiler double glazed window to rear, double glazed door to rear garden.



Landing

Loft access, airing cupboard, door to:

Bedroom One

10'6 x 9'8 (3.20m x 2.95m)

Double glazed window to front, radiator, textured ceiling, cupboard.



Bedroom Two

9'9 x 6'4 (2.97m x 1.93m)

Double glazed window to rear, radiator, textured ceiling, cupboard.



Bathroom

6'3 x 6'3 (1.91m x 1.91m)

Fitted with a suite comprising of low level W.C, pedestal wash hand basin and bath with electric shower over, lino flooring, part tiled walls, radiator, extractor fan, shaver point, double glazed window to rear.



Externally

The front of the property offers off road parking. The rear garden is level and fully enclosed, laid to lawn with a patio area.



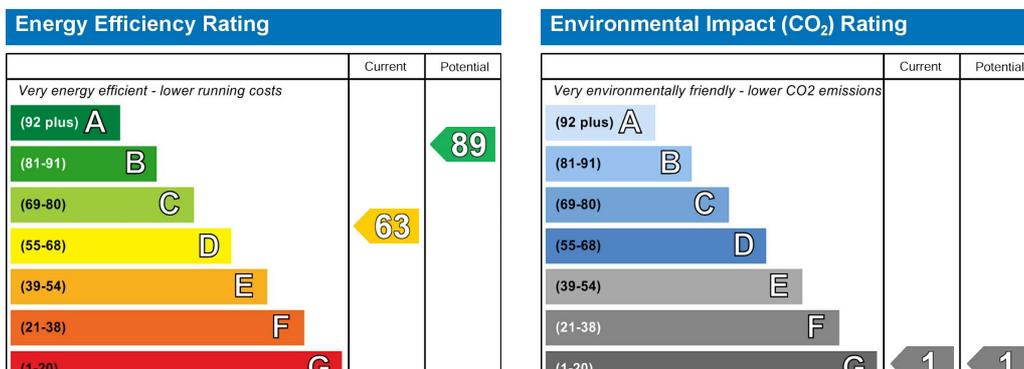
Services

Please note photos are taken with a wide angle lens. We are advised that all mains are connected.

EPC - D63

Council Tax Band - B

Approx 55sq m



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.