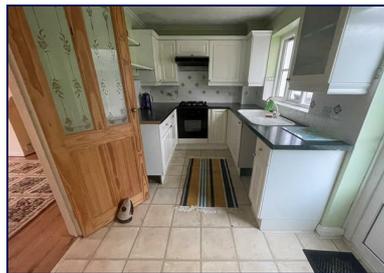


# 58 Clos Cilsaig, Dafen, Llanelli, Carmarthenshire, SA14 8QU



**Asking price £115,000**



No onward buying chain on this two bedroom mid terrace house with conservatory added to rear leading onto the garden. The property has been rented out previously, location is good for local schools, Prince Phillip Hospital close by. Living space offers kitchen to rear and conservatory, living dining room to front, two bedrooms and bathroom on the first floor. Enclosed rear garden. Parking bay allocated.

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## Hallway

Stair to first floor, radiator.

## Living Dining Room

15'3 x 9'8 (4.65m x 2.95m)

Window to front, open understair, radiator.



## Kitchen

12'11 x 7'0 (3.94m x 2.13m)

Base and wall units, worktop housing sink, built in cooker, space for washing machine, space for fridge freezer, window to rear, door to conservatory, tiled floor, part tiled wall.



## Conservatory

Glazed on three sides, new flooring, doors to garden.

## FIRST FLOOR

### Landing

Airing cupboard housing tank.



### Bedroom 1

10'8 x 9'8 (3.25m x 2.95m)

Window to front, radiator, built in wardrobe.



## Bedroom 2

11'11 x 9'8 (3.63m x 2.95m)

Window to rear, radiator.



## Bathroom

6'4 x 6'3 (1.93m x 1.91m)

Three piece suite, bath with shower over, wash hand basin, W.C., radiator, part tiled, window to rear.



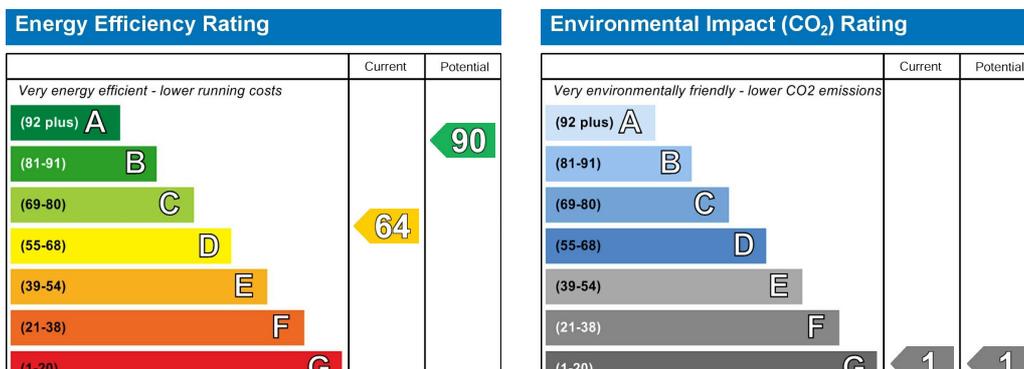
## Externally

Expanse of lawn to front and path. Rear fenced and walled in garden, landscaped, patio area.



## Services

Advised all mains. Wide angled lense 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

### 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.