



23 Clos Cilsaig, Dafen, Llanelli, SA14 8QY

£120,000

Situated in the sought-after location of Dafen, Llanelli, a two bedroom end-link terrace home, with lounge, kitchen/breakfast room, conservatory and a first floor bathroom. The property also features front driveway, ensuring that you always have a place to park. Close proximity to the Prince Phillip Hospital, making it an ideal choice for healthcare professionals or those seeking easy access to medical facilities. Additionally, with excellent links to the M4 motorway and the popular Trostre Retail Park, convenience is truly at your doorstep. Don't miss out on the chance to make this house your home. Plus, with no chain involved, the path to making this property yours is smoother than ever.

The Accommodation Comprises

Ground Floor

Hall

Entered via door to front, staircase to first floor, radiator.

Lounge 15'3" x 6'7" (4.65m x 2.00m)



Double glazed window to front, radiator, door leading into the kitchen.

Kitchen/Breakfast Room 7'2" x 13'0" (2.19m x 3.95m)



Fitted with a range of wall and base units with worktop space over, stainless steel sink unit, tiled splashbacks, breakfast bar, plumbing for washing machine, space for fridge/freezer and cooker, radiator, double glazed window to rear, door leading to the conservatory.

Conservatory



Half brick construction with double glazed windows to side and rear, laminated flooring, radiator.

First Floor

Landing

Double glazed window to side, access to loft, cupboard housing the boiler.

Bedroom 1 10'8" x 9'9" (3.24m x 2.96m)



Double glazed window to front, radiator.

Bedroom 2 11'8" x 6'8" (3.56m x 2.03m)



Double glazed window to rear, radiator.

Bathroom



Three piece suite comprising bath with shower over, wash hand basin and WC. Tiled splashbacks, frosted double glazed window to rear, radiator.

External



To the front of the property is a lawned garden and driveway with side access to the rear garden.

The rear garden is enclosed with steps leading to a lawned garden.

Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - B

Services - Mains electric. Mains sewerage. Mains Gas.
Mains water/Water Meter.

Mobile Coverage - EE Vodafone Three O2

Broadband - Basic 5 Mbps Superfast 78 Mbps Ultrafast
1000 Mbps

Satellite / Fibre TV Availability - BT Sky

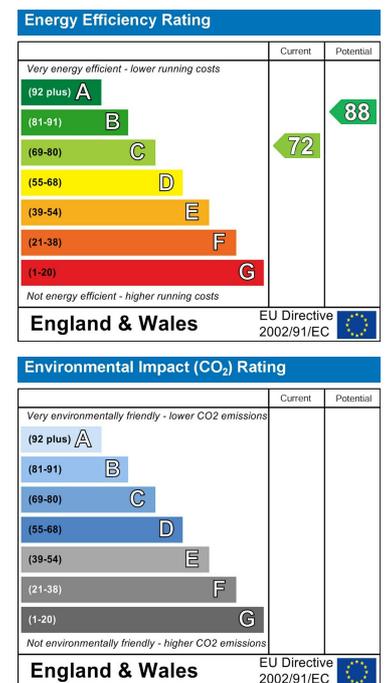
Floor Plan



Area Map



Energy Efficiency Graph



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