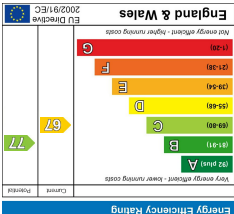
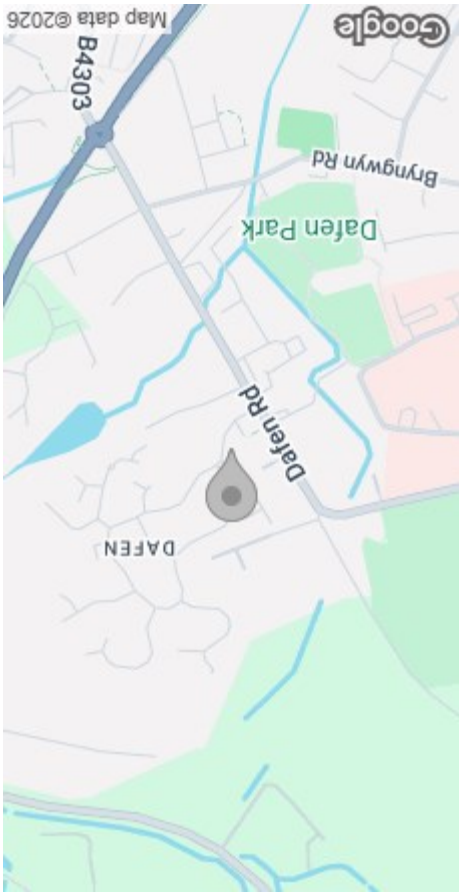


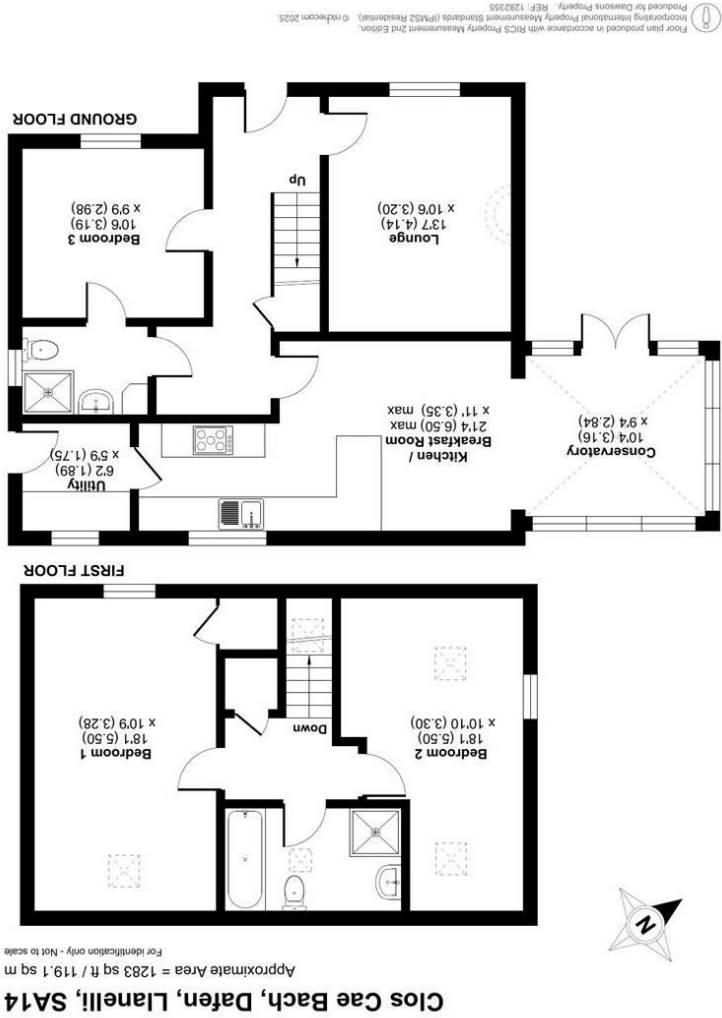
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### EPC



### AREA MAP



### FLOOR PLAN



5 Clos Cae Bach  
Dafen, Llanelli, SA14 8GJ  
Offers Around £290,000





GENERAL INFORMATION

Situated in the desirable area of Clos Cae Bach in Dafen, Llanelli, this charming three-bedroom dormer-detached property presents an excellent opportunity for families seeking a spacious and comfortable home. The property is chain-free, allowing for a smooth transition for prospective buyers.

Upon entering, you will find an inviting reception room that provides ample space for relaxation and entertaining. The open-plan kitchen and breakfast room is perfect for family gatherings, while the adjoining conservatory offers a delightful space to enjoy the garden views throughout the seasons.

The property boasts three well-proportioned bedrooms, ensuring plenty of room for family members or guests. Additionally, there are two bathrooms, including a family bathroom equipped with a shower cubicle, as well as a separate shower room, catering to the needs of a busy household.

This good-sized family home is ideally situated in a sought-after location, making it a perfect choice for those looking to settle in a friendly community. With its blend of comfort and practicality, this property is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely home your own.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge  
13'6" x 10'5" (4.14m x 3.20m )

Kitchen/Breakfast Room  
21'3" max x 10'11" max (6.50m max x 3.35m max )

Conservatory  
10'4" x 9'3" (3.16m x 2.84m )

Utility  
6'2" x 5'8" (1.89m x 1.75m )

Shower Room



Bedroom 3  
10'5" x 9'9" (3.19m x 2.98m )

First Floor

Landing

Bedroom 1  
18'0" x 10'9" (5.50m x 3.28m)

Bedroom 2  
18'0" x 10'9" (5.50m x 3.30m )

Family Bathroom with  
additional shower cubicle

Parking

Driveway

Council Tax Band = E

EPC = D

Tenure

Freehold

Services

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

