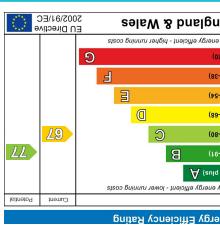
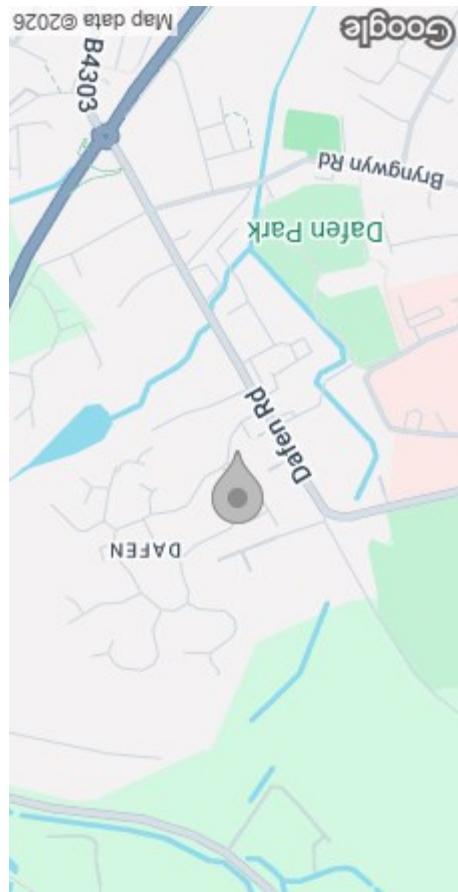




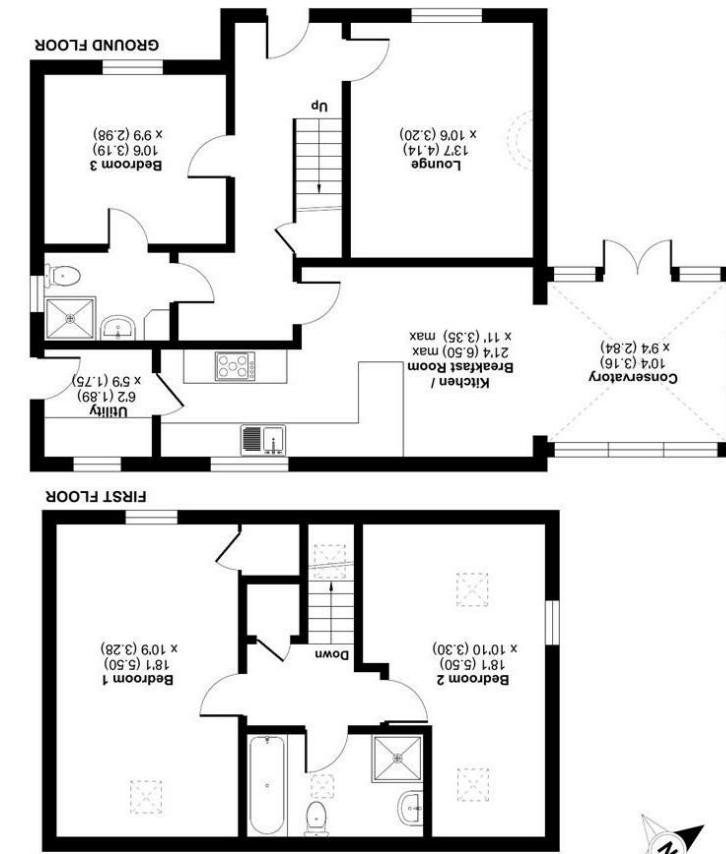
These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Clos Cae Bach, Dafen, Llanelli, SA14

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)



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

