



66 Clos Cilsaig, Llanelli, SA14 8QU

£145,000

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Davies Craddock Estates are pleased to present for sale this well presented semi-detached property situated in Clos Cilsaig, Llanelli.

The ground floor offers a bright and inviting living/dining space, leading into a well-appointed kitchen. Upstairs, you'll find two comfortable bedrooms and a modern family bathroom.

Externally, the property boasts a driveway providing off-road parking for two vehicles. This leads to a private, enclosed rear garden, primarily laid to lawn with a delightful patio area.

Nestled in a convenient location, this home benefits from being within easy reach of a wide range of local amenities, local schools, and excellent transport connections, including swift access to the M4 motorway for journeys east or west.

Early viewing is essential to see what this property has to offer.

Ideal for First Time Buyers!

### Entrance Vestibule

Wood effect vinyl flooring, radiator, door into;

### Living/Dining

17'6" x 12'0" approx. (max) (5.35 x 3.67 approx. (max))

Wood effect vinyl flooring, radiator, stairs to first floor, door and window to rear, door into;





### **Kitchen**

**8'11" x 7'7" approx. (2.74 x 2.32 approx. )**

Fitted with wall and base units with worktop over, sink and drainer with mixer tap, oven and hob with extractor hood over, space for washing machine and fridge/freezer, tiled splash backs, tiled flooring, radiator, window to front.

### **Landing**

Storage cupboard (housing boiler - WORCESTER) Loft access



### **Bedroom One**

**8'9" x 11'6" approx. (2.69 x 3.51 approx. )**

Window to rear, radiator, wood effect vinyl flooring

### **Bedroom Two**

**9'9" x 5'9" approx. (2.99 x 1.76 approx. )**

Window to front, radiator, wood effect vinyl flooring.



### **Bathroom**

**6'11" x 6'1" approx. (2.12 x 1.86 approx. )**

Fitted with W/C, hand washbasin vanity unit, panelled with bath with shower over, heated towel rack, part tiled walls, tiled flooring, window to front.

### **External**

Driveway to the front for two cars. Enclosed rear garden mostly laid to lawn with patio area. Wooden shed.



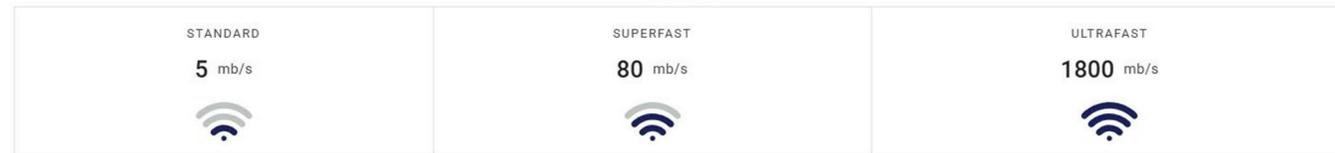
To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi-Detached Property
- Two Bedrooms
- Driveway For Two Cars
- Enclosed Garden
- Well Presented Throughout
- Mains Gas, Electric, Water & Drainage
- EPC -D Approx. 47m2
- Council Tax - B (July2025)
- Freehold
- Viewing Essential

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**Average Broadband Speed**  
Estimated



**Mobile Coverage**  
Based on indoor network strength



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, 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 of representation 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. Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

We'd love to hear what you think!  
**LEAVE US  
A REVIEW**



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Google  
Reviews ★★★★★

