

**Floor 1**

- Hallway: 13'7" x 3'8" (4.14 x 1.13 m)
- Kitchen/Breakfast/Diner: 29'6" x 8'3" (9.01 x 2.52 m)
- Conservatory: 11'6" x 10'7" (3.51 x 3.23 m)
- Cloakroom: 6'4" x 2'10" (1.95 x 0.87 m)
- Hallway: 3'4" x 1'11" (1.04 x 0.60 m)
- Sitting Room: 16'11" x 8'1" (5.16 x 2.49 m)
- Lounge: 13'0" x 16'0" (3.98 x 4.89 m)

**Floor 2**

- Bedroom 1: 13'4" x 9'11" (4.07 x 3.03 m)
- Bedroom 2: 8'5" x 9'11" (2.58 x 3.04 m)
- En-suite Shower Room: 7'3" x 5'5" (2.22 x 1.66 m)
- Landing: 4'4" x 1'8" (1.34 x 0.53 m)
- Bedroom 3: 9'3" x 7'8" (2.83 x 2.34 m)
- Bathroom: 6'10" x 6'11" (1.88 x 1.91 m)
- Bedroom 4: 7'11" x 6'11" (2.43 x 2.12 m)

Approximate total area<sup>1)</sup>  
1349.15 ft<sup>2</sup>  
125.34 m<sup>2</sup>

Reduced headroom  
5.29 ft<sup>2</sup>  
0.49 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

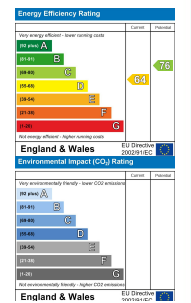
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### 4 Llys Cilsaig, Dafen, Llanelli, Carmarthenshire, SA14 8QT

- Traditional Detached House
- Two Reception Rooms & Conservatory
- Front & Rear Gardens
- Village Location Close to M4 Link, Schools & Hospital
- EPC RATING D. COUNCIL TAX BAND E.
- Four Bedrooms
- Cloakroom, Bathroom & En-suite
- Prime Residential Estate
- Ideal Family Home



**£290,000**

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



We would respectfully ask you to call our office before you view this property internally or externally.

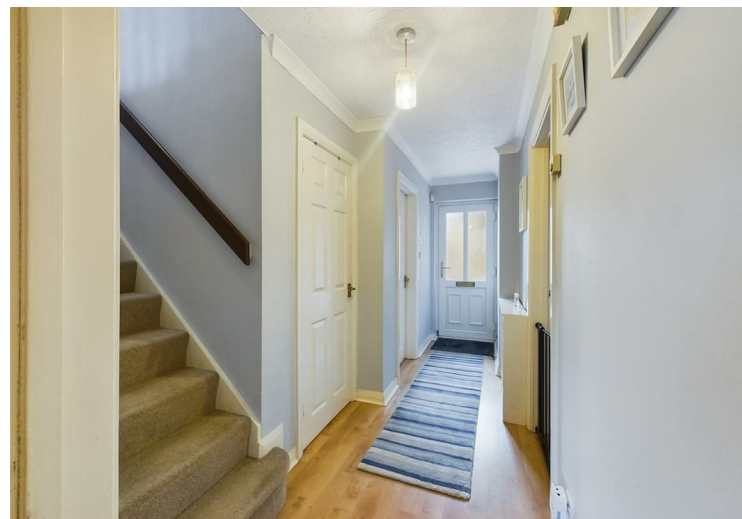
VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: Mains gas, electric, water and sewerage connected. We have not checked or tested any of the services or appliances at the property.  
TAX: Band 'E'

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @WWProps

Take on JHL/SC/0624/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Situated in the idyllic estate of Llys Cilsaig, we have for sale this spacious four-bedroom, traditionally built detached family home ready to open its doors and welcome the next lucky owners-to-be! Lovingly owned for nearly two decades this property has been extended to accommodate a family, boasting two lounge's, conservatory and a spacious kitchen/breakfast/diner, there's not much lacking with this property and with plenty of space out the front for off-road parking. It is conveniently located close to local schools and amenities and linked to the M4, which is a favoured spot for everyone. Viewing is highly recommended for you to appreciate the size and location. EPC RATING D.

Accommodation comprises a hallway, cloakroom, sitting room, lounge, kitchen/breakfast/diner, conservatory, bathroom with a deep jacuzzi bath, and four bedrooms, the master having an en-suite shower room. Externally, there is a beautiful block-paved driveway, the remainder of which is laid to a small lawn with mature shrubs. To the rear is an enclosed garden with a patio area, and the remainder is laid on a level lawn.

Llanelli is the largest town in the county of Carmarthenshire and home to the Scarlets, a famous rugby union club. Located on the Loughor estuary, some 10 miles (16 km) north-west of Swansea and 12 miles (19 km) south-east of the county town, Carmarthen, Llanelli is also well-known for the prime coastal location which attracts thousands of visitors each year—accommodating an array of primary and secondary schools both in English and Welsh medium, CCTA college, hospital and popular retail parks along with the local shops in the town centre and Llanelli Beach where you can pick up the Millennium Coastal Path and enjoy the natural beauty on your travels.

**..AGENTS VIEWING NOTES**

\*\*\*KEY INFORMATION\*\*\*Traditionally built. Mains gas, water, electric, and sewerage are connected. For this location, according to Offcom, this is the following information: Broadband availability- up to Ultrafast (1000 Mbps), Mobile availability- limited voice and data with all networks, 02 has voice coverage. From the information currently available to the Coal Authority, a mining report is recommended for this property. There are covenants and easements on the title an we recommend that you request a copy of the title for your full disclosure.

**SITTING ROOM**

16'11" (max) x 8'2" (max) (5.16 (max) x 2.49 (max) )

**LOUNGE**

16'0" (max) x 13'0" (max) (4.89 (max) x 3.98 (max) )

**KITCHEN/BREAKFAST/DINING ROOM**

29'6" (max) x 8'3" (max) (9.01 (max) x 2.52 (max) )

**CONSERVATORY**

11'6" x 10'7" (3.51 x 3.23)

**LANDING**

**BATHROOM**

6'11" x 6'10" (2.11 x 2.09 )

**AIRING CUPBOARD**

**BEDROOM 1**

13'4" x 9'11" (4.07 x 3.03)

**EN-SUITE SHOWER ROOM**

7'3" (max) x 5'5" (max) (2.22 (max) x 1.66 (max) )

**BEDROOM 2**

9'11" x 8'5" (3.04 x 2.58)

**BEDROOM 3**

9'3" (max) x 7'8" (max) (2.83 (max) x 2.35 (max) )

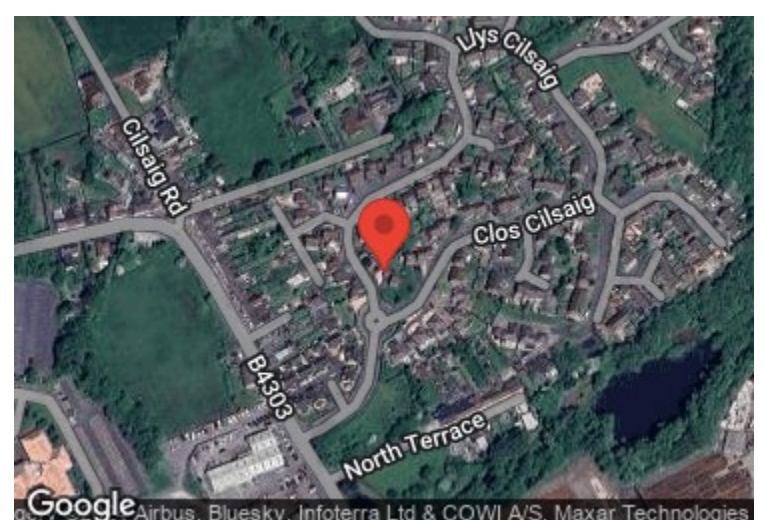
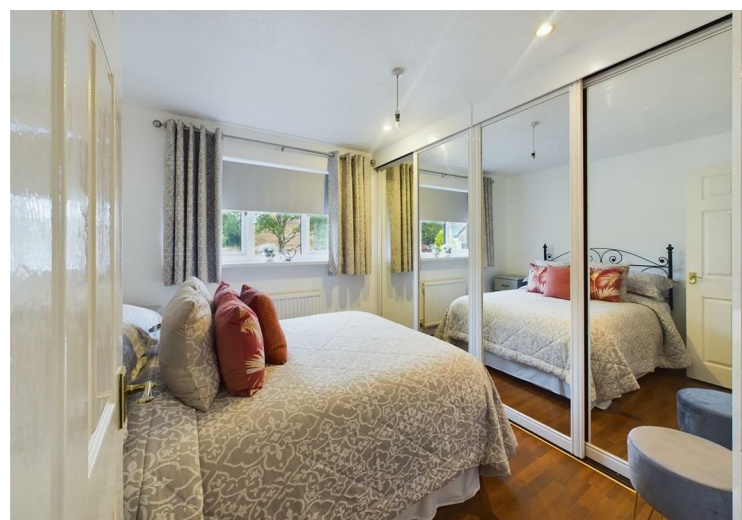
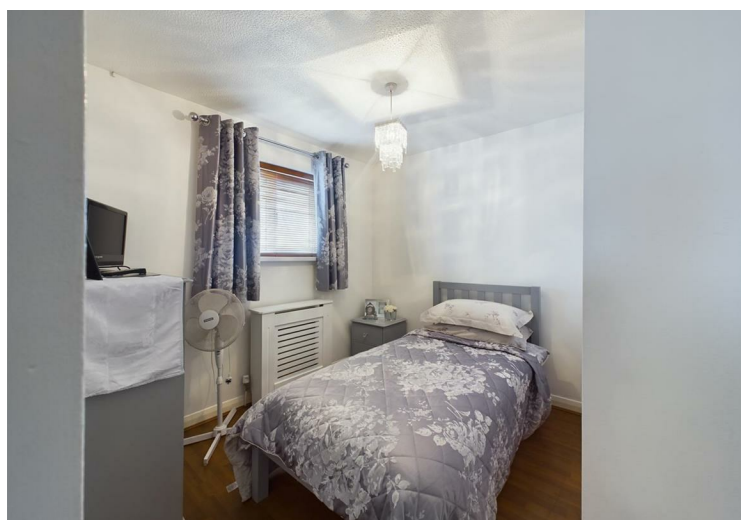
**BEDROOM 4**

7'11" x 6'11" (2.43 x 2.12)

**HALLWAY**

**CLOAKROOM**

6'4" (max) x 2'10" (max) (1.95 (max) x 0.87 (max) )



**DIRECTIONS**

At our office on Murray Street proceed to the traffic lights and turn right. You want to follow the directions that take you to the M4. After the main set of traffic lights where the Premier Inn is located continue to follow the sign for the M4 until you come to a roundabout. At this roundabout take the first turning off which also shows the "Hospital". Follow the road going past a petrol station on your left, after this take the second turning off signposted "Clos Cilsaig". At the roundabout take the first turning off signposted "Llys Cilsaig", the property is situated on your right, number 4.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.