



5 Clos Plas Isaf, Llanelli, SA14 8RX  
£159,995

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Davies Craddock Estates are delighted to present this well-appointed, two-bedroom semi-detached property in the sought-after area of Clos Plas Isaf, Llangennech.

An ideal opportunity for first-time buyers, this lovely home features a welcoming living room, a modern kitchen/diner, and a bright, functional conservatory. Upstairs, you'll find two comfortable bedrooms and a family bathroom. Complete with a convenient driveway for off-road parking and a low-maintenance, enclosed rear garden with a storage shed.

Situated in a popular community, the location is excellent for commuters, providing easy access to the M4 motorway, Llangennech train station, and is just a short drive from Llanelli town centre and local amenities

With no onward chain, early viewing is essential to see what this property has to offer.







## Entrance

Door into:

## Living Room

12'10" x 15'5" approx (3.92 x 4.71

approx)

Electric fire and surround, radiator, laminate flooring, stairs to first floor, under stairs storage cupboard, window to front, door into;

## Kitchen/Diner

12'10" x 8'0" approx (3.92 x 2.46 approx)

Fitted with wall and base units with worktop over, sink and drainer, oven and gas hob with extractor hood over, space for fridge and washing machine, tiled splash backs, tiled flooring, radiator, window to rear, door into;

## Conservatory

11'2" x 9'6" approx (3.42 x 2.91 approx)

Laminate flooring, door to side, double door to rear.



## Landing

Loft access, airing cupboard (housing boiler - LOGIC)

## Bedroom One

8'7" x 9'8" approx (2.62 x 2.96 approx)

Window to front, radiator, walk in wardrobe.

## Bedroom Two

9'8" x 8'2" approx (2.96 x 2.49 approx)

Window to rear, radiator, fitted mirrored wardrobe.

## Bathroom

6'5" x 6'4" approx (1.96 x 1.95 approx)

Fitted with W/C, hand wash basin, panelled bath with shower over, respatex walls, vinyl flooring, window to side.

## External

Front : Decorative stone garden area with side driveway.

Rear; Enclosed rear garden with decorative stone area with steps down to lawn area. Wooden shed



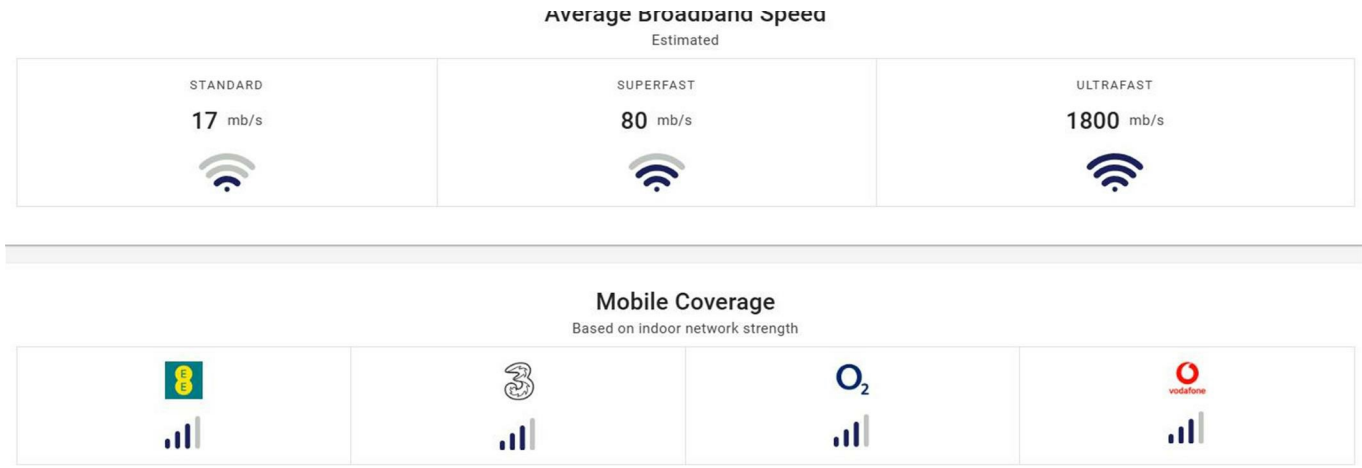


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Semi-Detached Property
- Two Bedrooms
- Enclosed Garden
- Driveway
- Mains Gas, Electric, Water & Drainage
- EPC - D
- Council Tax - B (December 2025)
- Freehold
- No Chain
- Ideal First Time Buy

| Energy Efficiency Rating                    |           |                                                                                                                |
|---------------------------------------------|-----------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                      |
| Very energy efficient - lower running costs |           |                                                                                                                |
| (92 plus) <b>A</b>                          | <b>67</b> | <b>84</b>                                                                                                      |
| (81-91) <b>B</b>                            |           |                                                                                                                |
| (69-80) <b>C</b>                            |           |                                                                                                                |
| (55-68) <b>D</b>                            |           |                                                                                                                |
| (39-54) <b>E</b>                            |           |                                                                                                                |
| (21-38) <b>F</b>                            |           |                                                                                                                |
| (1-20) <b>G</b>                             |           |                                                                                                                |
| Not energy efficient - higher running costs |           |                                                                                                                |
| England & Wales                             |           | EU Directive<br>2002/91/EC  |



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!

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A REVIEW



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