



25 Clos Cilsaig, Dafen, Llanelli, SA14 8QY  
£129,995

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Davies Craddock Estates are pleased to present for sale this excellent opportunity to acquire a semi-detached home situated in the sought-after area of Clos Cilsaig, Dafen, Llanelli.

The ground floor offers a bright and welcoming lounge/dining room, leading through to a well-appointed kitchen. To the first floor are two comfortable bedrooms together with a modern family bathroom.

Externally, the property benefits from a driveway providing off-road parking for two vehicles, along with a private enclosed rear garden, mainly laid to lawn with a patio seating area.

Ideally positioned, the property is within easy reach of a wide range of local amenities, schools and excellent transport links, including convenient access to the M4 motorway for east and westbound travel.

Early viewing is highly recommended to fully appreciate all that this property has to offer.

Further comprising of :

**Entrance**

Door into:

**Hallway**

Stairs to first floor, laminate flooring, radiator.





### Lounge

15'4" x 12'11" approx (4.68 x 3.96 approx)

Window to fore, laminate flooring, radiator, opening to:



### Kitchen

12'11" x 7'10" approx (3.95 x 2.39 approx)

Window and door to rear, vinyl flooring, partly tiled walls, base units with worktop over, space for cooker, washing machine and fridge freezer, breakfast bar, radiator, wall mounted boiler (Ideal)



### First Floor Landing

Window to side, loft access, storage cupboard, radiator.



### Bedroom One

10'11" x 10'9" approx (3.35 x 3.28 approx)

Window to fore, built in wardrobes, radiator.



### Bedroom Two

11'8" x 6'4" approx (3.58 x 1.94 approx)

Window to rear, radiator.

### Bathroom

6'3" x 6'3" approx (1.93 x 1.91 approx)

Window to rear, vinyl flooring, partly tiled walls, W/C, pedestal wash hand basin, bath, radiator.



### Externally

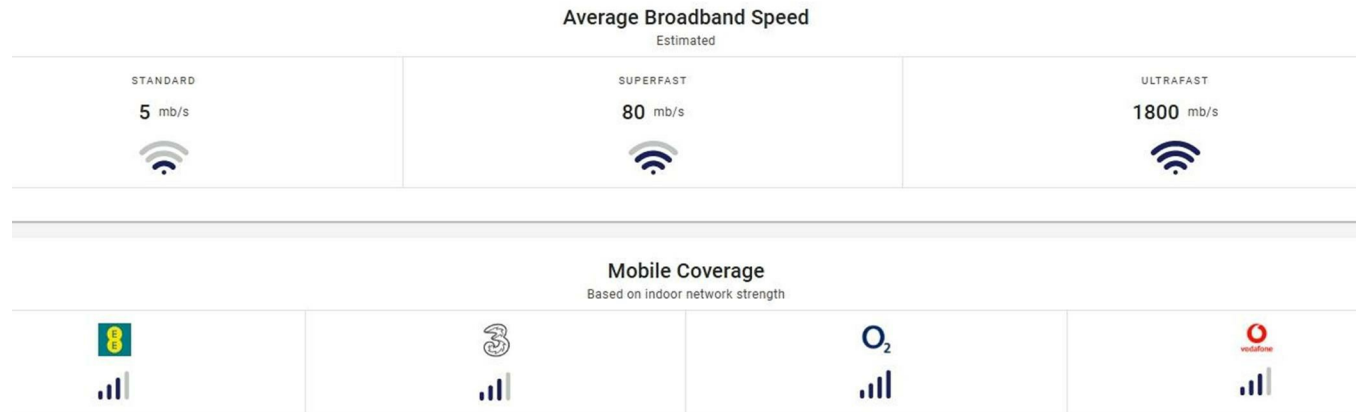
Enclosed rear garden with patio and lawned area, two wooden sheds. Off road parking to side.

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



- Semi Detached Home
- Two Bedrooms
- Council Tax Band - C ( TBC April 2026 )
- Mains Gas, Water, Electricity & Drainage
- No Chain
- Ideal Fiest Time Home Or Buy To Let Opportunity
- Off Road Parking
- Conveinient Location
- EPC - C
- Approx 56m2

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</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	



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 firms 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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Reviews ★★★★★

