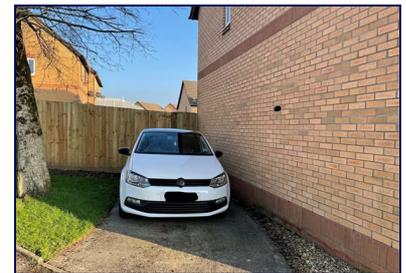


48 Clos Cilsaig, Dafen, Llanelli, Carmarthenshire, SA14 8QU



Asking price £110,000



Established suburban area in Dafen Llanelli, an end of terrace two bedroom house on a corner plot, with wider garden and very handy driveway to the side next to the house, the rear garden can be accessed from the side.

The house is located close to Prince Phillip Hospital, there are good commuting links also, with schools close by. Two bedrooms and bathroom to first floor, open living room with archway to kitchen, boiler upgraded approx 7 years ago. The garden is a good size, fully landscaped.

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PROTECTED

Entrance Hall

Part glazed front door, stairs to first floor, radiator.

Living Room

16'0 x 13'1 (4.88m x 3.99m)

Window to front, open to understair area forms part of the room, radiator, archway to kitchen.



Kitchen

13'1 x 5'2 (3.99m x 1.57m)

Window to rear and part glazed door, range of base and wall units worktop housing sink, part tiled walls, built in oven and hob, space for fridge freezer and washing machine, breakfast bar area, wall mounted boiler, radiator.



First Floor

Landing

Window facing side, loft access, airing cupboard, radiator.



Bedroom 1

11'10 x 11'3 (3.61m x 3.43m)

Window to front, radiator.



Bedroom 2

12'1(into alcove) x 6'4 (3.68m(into alcove) x 1.93m)

Window facing rear, radiator.



Bathroom

Three piece suite, bath electric shower over, wash hand basin, W.C., part tiled walls, window to rear, radiator.



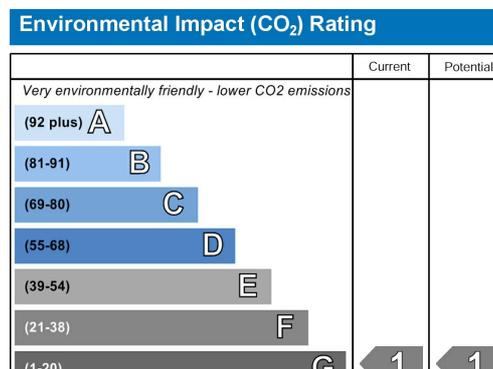
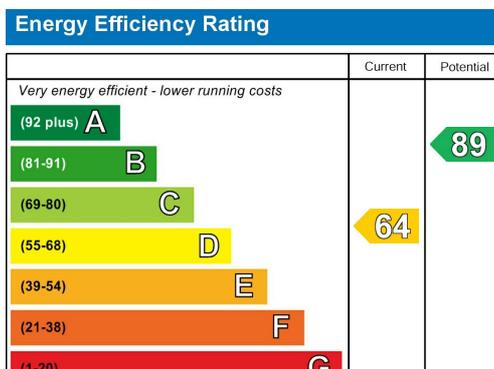
Externally

Front garden to gravel, side driveway, gated access to rear enclosed garden laid to patio and landscaped areas. Fenced boundary large portion just re-done.



Services

Advised services are mains.



You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein are approximate, please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please contact us should you have any specific enquiry relating to condition, aspect, views, garden etc., particularly if travelling distances to view.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT

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