

**S I L V E R
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P R O P E R T Y

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2 Clos Cae Bach, Dafen, Llanelli, Carmarthenshire, SA14 8GJ
£420,000

**Enclosed garden,
High-end kitchen and dining space,
Sunroom connected to the dining area,
Three bedrooms,
En-suite bathroom,
Driveway and garage,
Energy Performance Certificate - B,**

Listing QR code:



Welcome to your dream home! Silver Oak Property Ltd is delighted to present this stunning contemporary detached dormer bungalow, nestled in a quiet Cul-De-Sac. Boasting a seamless fusion of modern design and comfort, this home features three bedrooms, one of which comes with an en-suite, a spacious living room, a high-end kitchen diner, a family bathroom on the first floor, a utility room, and a sunroom, embodying the essence of luxurious living. Towards the front, you'll find a driveway and a garage to the side of the property featuring an electric roller shutter door.

Ideally located near Prince Philip Hospital and Bryngwyn Secondary School, this bungalow offers convenient access to essential amenities. Situated approximately 2 miles from Llanelli Town, it provides a serene escape while maintaining easy connectivity to the link road network leading to Swansea and the M4 motorway.

For those in search of a perfect blend of modern living and accessibility, this property serves as a haven. Seize the opportunity to transform this property into your forever home!

Viewing this property is highly recommended for a first-hand experience.

Hallway

- Off-white plastered walls, white ceiling
- uPVC door to the front
- Laminate flooring
- Radiator
- Understairs storage
- Wired-in smoke detector

Kitchen/Diner/Sunroom

6.44 m x 5.91 m L-shaped

- Range of kitchen units with marble worktop
- Tiled flooring
- Off-white plastered walls, white ceiling
- 13x halogen spotlights
- Space for the range cooker
- 2 radiators
- uPVC window to the back
- Sunroom with French doors
- Wired-in smoke detector

Ensuite

1.56 m x 2.20 m Approx.

- Tiled flooring and splashback
- Off-white plastered walls, white ceiling
- Three-piece white suite with chrome fittings
- Mains shower
- Radiator
- Mirror
- Extractor fan

Landing

- Storage cupboard with radiator
- Radiator
- Carpet flooring
- Off-white plastered walls, white ceiling
- Light fitting
- Hatch to the attic (partly boarded)

Living Room

3.15 m x 4.07 m Approx.

- Laminate flooring
- Off-white plastered walls, white ceiling
- uPVC window to the front
- Light fitting
- Radiator

Utility Room

1.68 m x 1.80 m Approx.

- Marble worktop
- Tiled flooring
- Off-white plastered walls, white ceiling
- uPVC window to the back
- Baxi Combi boiler
- Fusebox
- Radiator

Bedroom 3

2.98 m x 3.19 m Approx.

- Off-white plastered walls, white ceiling
- Radiator
- Light fitting
- uPVC window to the front

Family Bathroom

3.00 m x 1.81 m Approx.

- Tiled flooring and splashback
- White plastered walls, white ceiling
- Four-piece white suite with chrome fittings
- Mains shower
- Radiator
- Fakro window

Bedroom 2

3.15 m x 5.46 m Approx.

- Brown carpet
- Magnolia plastered walls, white ceiling
- Light fittings

- Wired-in smoke detector

Master Bedroom

3.16 m x 5.98 m Approx.

- Cream carpet
- White plastered walls, white ceiling
- Featured wall
- Two light fittings
- Fakro window
- uPVC window to the front
- Radiator
- Built-in wardrobe
- Under-the-roof storage

- 2x Fakro windows

- Radiator

- uPVC window to the side



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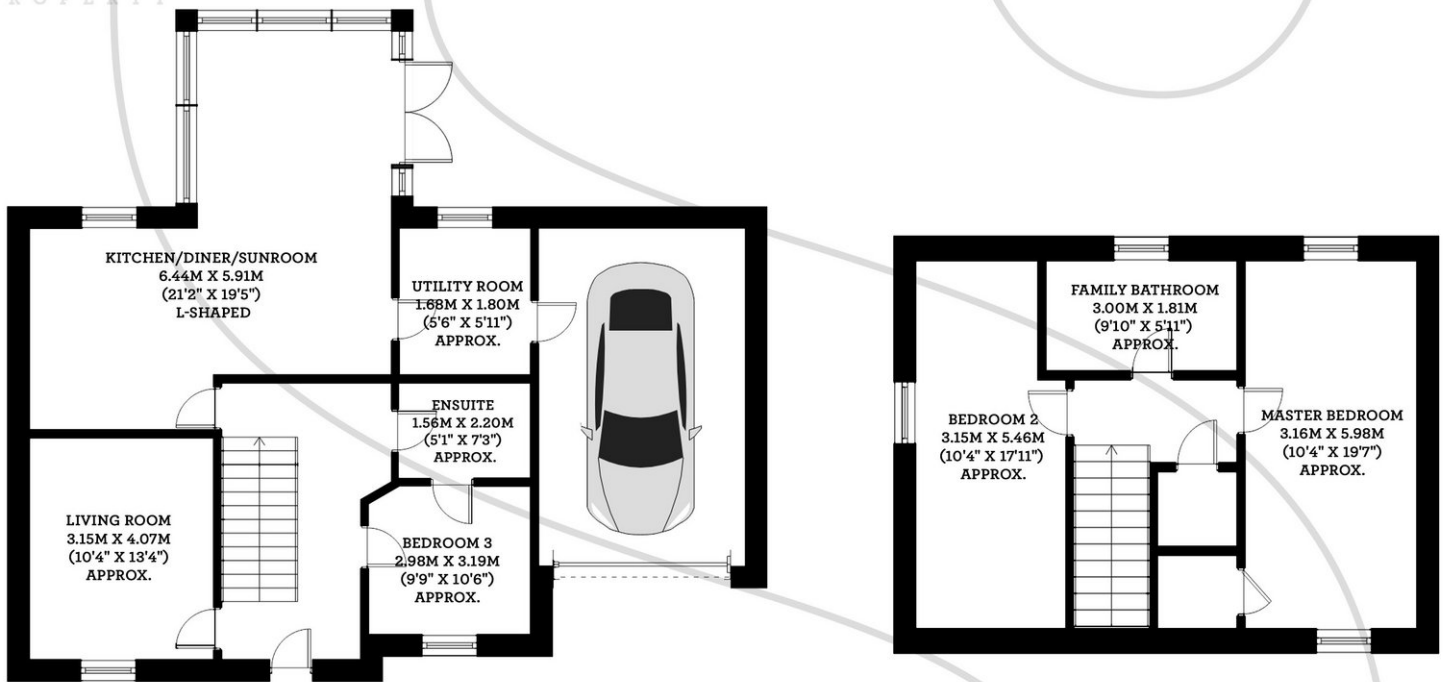
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This plan is for illustration purposes only and may not be representative of the property. Not to scale.

While every effort has been made to ensure the accuracy of the floor plan provided here, measurements of rooms and any other items are approximate, and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Not to scale.

2 Clos Cae Bach Dafen Llanelli Carmarthenshire SA14 8GJ	Energy rating B	Valid until: 27/01/2024 Certificate number:
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Property type:

Bungalow

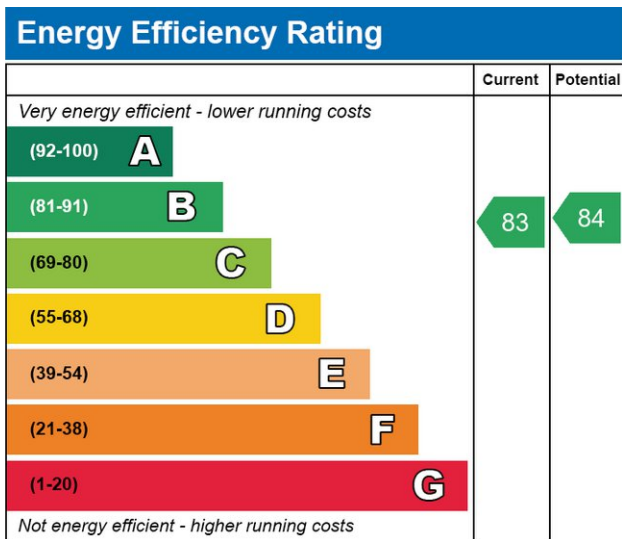
Energy rating and score

This property's current energy rating is B. It has the potential to be B.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60



IMPORTANT NOTICE: These particulars has been collaboratively prepared with the seller in all good faith to provide a fair and comprehensive overview of the property. If there are specific aspects crucial to you, kindly verify with us, especially if you're travelling a considerable distance for a property viewing. It is essential to note that the sale of the property excludes certain items, namely: fitted carpets, curtains, blinds, curtain rods, poles, light fittings, kitchen appliances, sheds, and greenhouses, etc, unless expressly 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 mentioned in the sales details have not undergone testing, and as such, no warranty can be provided. Prospective buyers should ensure satisfaction on such matters before finalizing a purchase. Any provided areas, measurements, or distances are indicative and not precise. Property viewings are available by appointment only with Silver Oak Property at 07595939335.