31 Llys Cilsaig

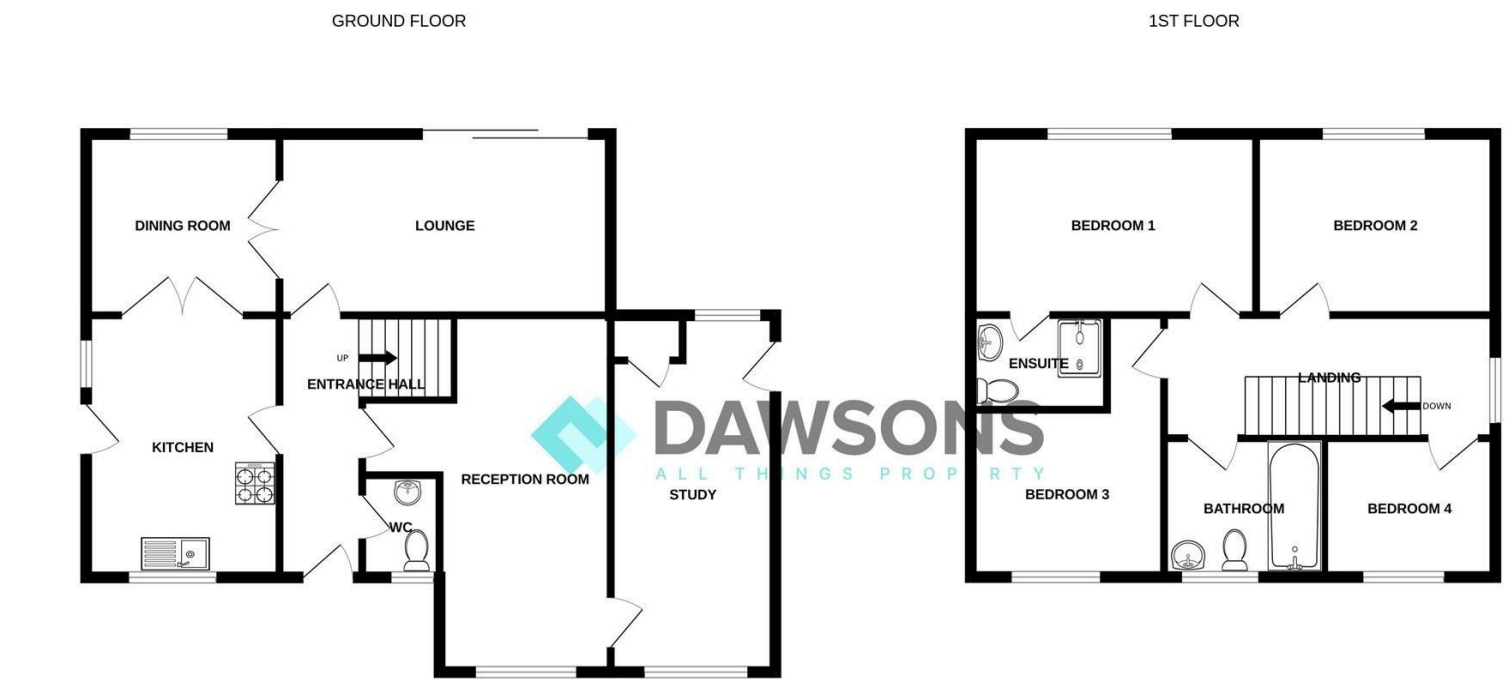
Dafen, Llanelli, SA14 8QT

4 2 3 D

Offers Around £285,000

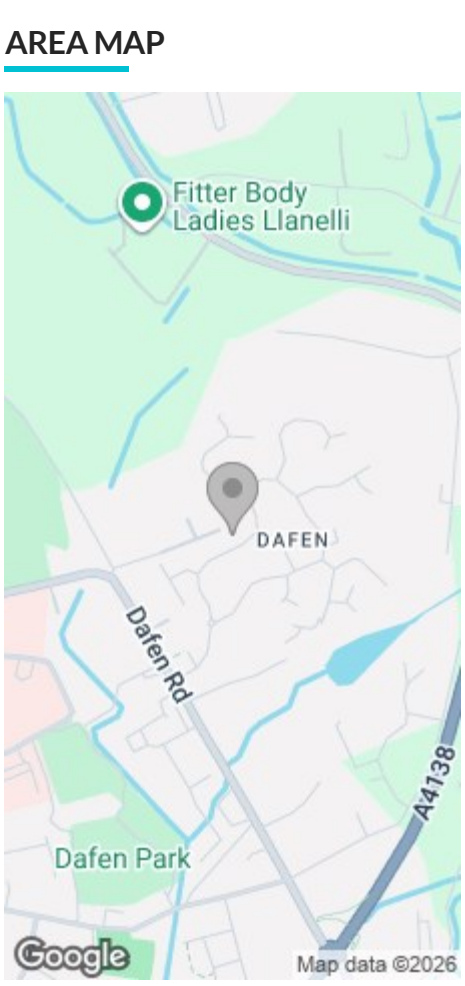


FLOOR PLAN

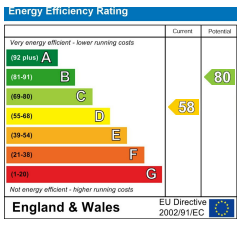


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



These particulars, whilst believed to be accurate 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 or representations 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.

11 Murray Street, Llanelli, SA15 1AQ
T **01554 784 400** E **ll@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**

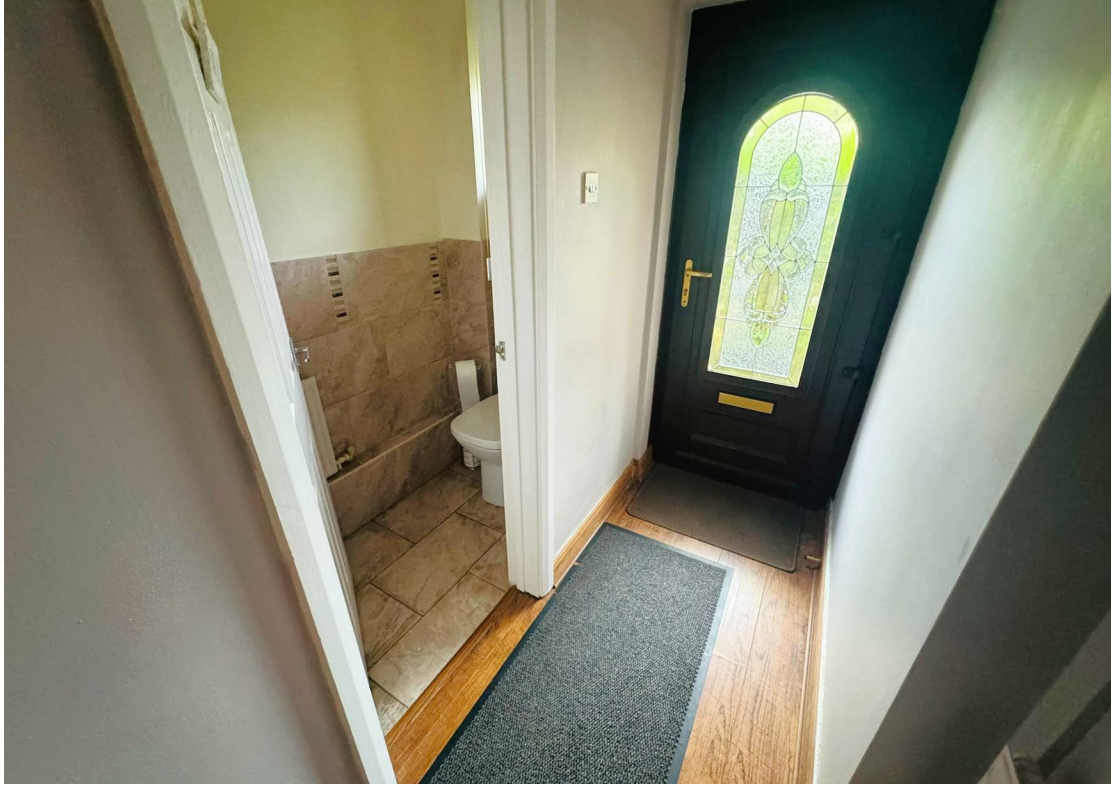
GENERAL INFORMATION

A well-positioned detached family home offering versatile accommodation and excellent multi-generational living potential. Set within the well-established and welcoming development of Llys Cilsaig, this attractive detached property is perfectly placed for those seeking both convenience and community. Situated in Dafen, the home enjoys an enviable location close to local amenities and Prince Philip Hospital, while the nearby retail park, town centre and M4 motorway are all within easy reach.

The accommodation is thoughtfully arranged to provide four bedrooms, two bathrooms, a separate WC and three versatile reception rooms, offering the flexibility modern family life demands. Whether creating dedicated spaces for work, relaxation and entertaining, or accommodating different generations under one roof, the layout lends itself beautifully to a variety of lifestyles. Outside, the property benefits from private parking, adding further practicality to this appealing family home.

Llys Cilsaig provides the ideal balance of accessibility and community, with everyday amenities close at hand while excellent transport links make travelling further afield straightforward.

A versatile four-bedroom detached home, ideally positioned for family life, multi-generational living and everything Dafen and the surrounding area has to offer.







FULL DESCRIPTION

GROUND FLOOR

ENTRANCE

HALLWAY

DOWNSTAIRS CLOAK ROOM

LIVING ROOM
12'10" x 16'0" (3.93m x 4.89m)

DINING ROOM
12'1" x 8'3" (3.70m x 2.54m)

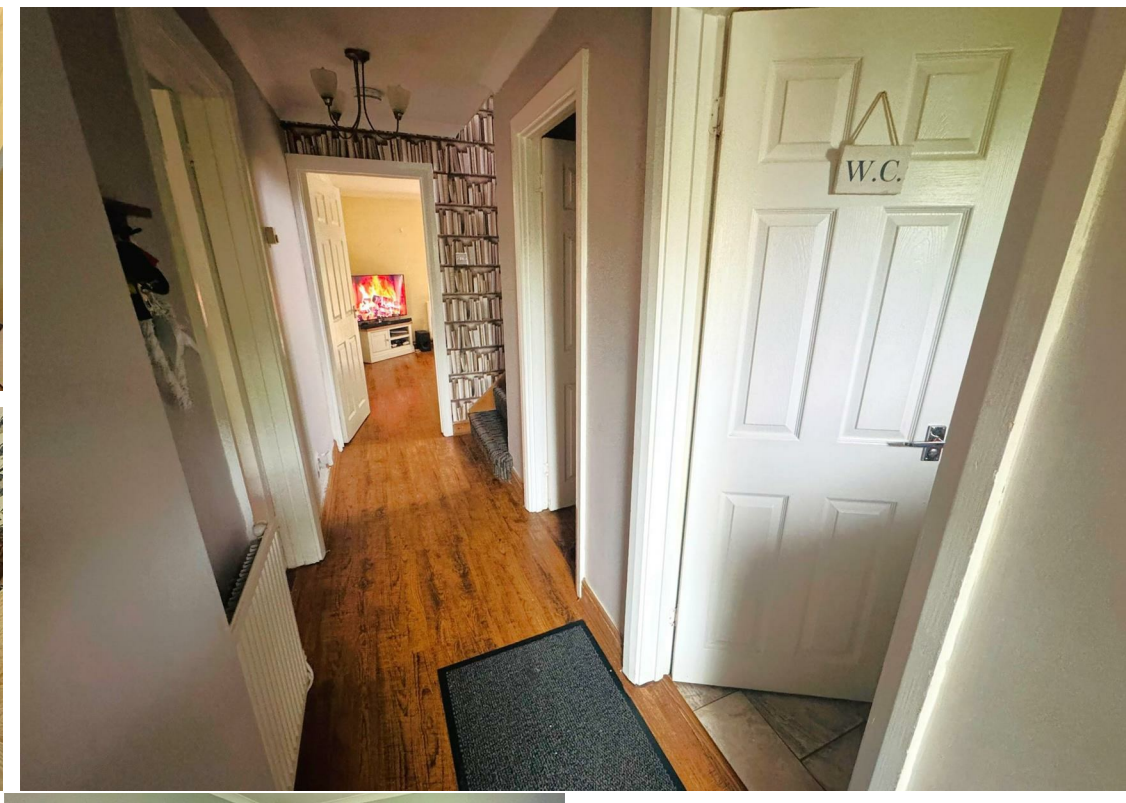
SITTING ROOM
17'0" x 8'0" (5.19m x 2.45m)

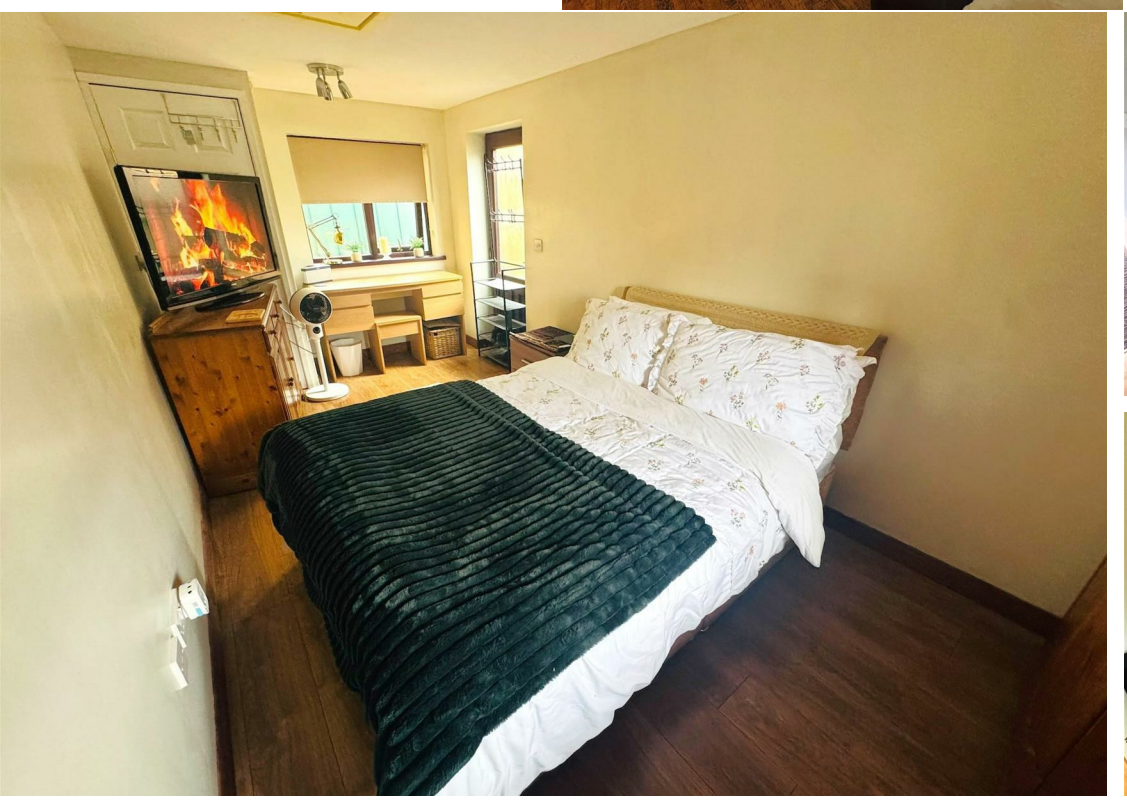
STUDY/HOME OFFICE
17'3" x 7'10" (5.27m x 2.39m)

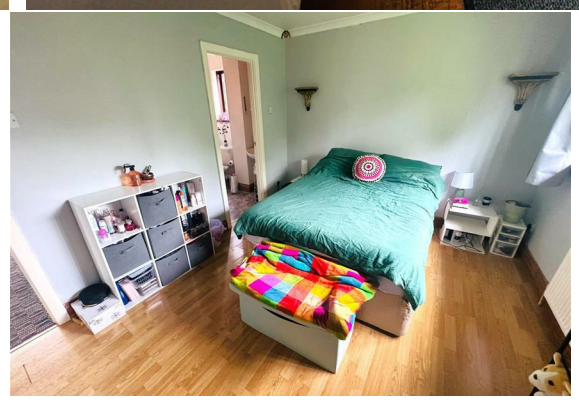
KITCHEN
16'11" x 8'2" (5.17m x 2.51m)













FIRST FLOOR

BEDROOM ONE
13'5" x 10'1" (4.09m x 3.09m)

EN-SUITE
5'10" x 5'4" (1.78m x 1.64m)

BEDROOM TWO
11'1" x 10'1" (3.39m x 3.08m)

BEDROOM THREE
9'3" x 7'7" (2.82m x 2.33m)

BEDROOM FOUR
8'0" x 7'1" (2.44m x 2.17m)

FAMILY BATHROOM
7'1" x 6'10" (2.17m x 2.10m)

PARKING
Off road parking spaces

COUNCIL TAX BAND = E

EPC = D

TENURE
Freehold

SERVICES
Heating System - Gas
Mains gas, electricity, sewerage and water (Metered)
Mobile - There are no known issues with mobile coverage using the vendors current supplier - Sky
Broadband - Fibre Nest
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.





