



33 Pentre Nicklaus Village, Llanelli SA15 2DE

Offers in the region of £104,950

First Floor Apartment
Open Plan Living Area
Downstairs Utility Room
Sought After Location
EER: C 74

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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MD/WJ/77477/070920

DESCRIPTION

Located in the popular coastal development of Pentre Nicklaus Village is this one bedroom first floor apartment. Offering modern and tastefully decorated accommodation, the apartment benefits from an open plan living and kitchen area that features an attractive full length window overlooking the rear. The kitchen is fitted with a range of modern, grey units with coordinated worktop and splash back. The lounge nook is cosy and there is space for a study area. The double bedroom boasts an over stairs storage area and the bathroom is fitted with a modern white suite. With an utility area accessed from the ground floor, the apartment has no grounds to maintain and there is a parking space directly in front of the apartment, with visitors' parking in the cul de sac. This property has been an ideal investment for the current owners and has a proven rental history, with the apartment achieving approximately £450 per month. EER: C 74

HALLWAY

Entered via a door from the front, this area houses the carpeted stairs to the first floor and benefits from click laminate flooring and a radiator. The stairs open to:

OPEN PLAN LIVING/ KITCHEN AREA

An L shaped space measuring 15'11 x 7'01 (4.85m x 2.16m) with a recess of 8'08 x 7'11 (2.64m x 2.41m). Boasting a full height double glazed window to the rear overlooking the

entranceway, the lounge area is carpeted and benefits from a radiator. The modern kitchen is fitted with a range of grey high gloss wall and base units with a breakfast bar area and a worktop over. The space includes a 1½ bowl sink and drainer unit, a built-in oven and 4 ring gas hob with ceiling mounted extractor over and has space for a fridge/freezer. There is laminate click flooring with splash back and spotlights. A door leads to:

BEDROOM

9'2 x 6'11 plus overstairs storage area (2.79m x Benefiting from a double glazed window to the front, this room has a built-in wardrobe and an over stairs storage area with rail. The floor is carpeted and there is a radiator. A door leads to:

BATHROOM

Fitted with a modern white suite comprising a panel bath with shower over, pedestal wash hand basin and WC, the bathroom has a frosted double glazed window to the front, click flooring, part tiled walls, a heated towel rail and spotlights.

UTILITY ROOM

Accessed externally, this handy room has space and plumbing for a washing machine, a wall mounted Vaillant boiler and wall mounted storage cupboards. There is laminate flooring, a radiator and an extractor.

EXTERNALLY

There are no grounds included with this property. There is a parking space to the front for one car and visitors' parking spaces on site.

SERVICES

To be confirmed.

VIEWING

By appointment with the selling Agents on 01554 773051 or e-mail llanelli@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Flying freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Llanelli office-SA15 1AQ, head right towards the crossroads. At the traffic lights, continue ahead and on to Queen Victoria Road. Pass the first mini roundabout and take the first exit on the next mini roundabout. Proceed on to the next roundabout and take the second exit on to Cambrian Street. Proceed over the bridge and take the first exit at the roundabout. Proceed towards the beach roundabout and take the second exit. Continue along with the coastline to tour right. At the next roundabout, take the third exit. (You should have encountered six roundabouts in total). Pass Bwlchygwynt on your right. Turn left in to Pentre Nicklaus and take the second left. Turn left again and the apartment is the first property on your right.