



86 Pentre Nicklaus Village, Llanelli, SA15 2DE

£450,000

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Davies
CRADDOCK

Davies Craddock are proud to present this beautifully presented and well maintained Four Bedroom Executive, Detached Home in Pentre Nicklaus Village, Machynys. Set in the heart of the development with links to the Millennium costal path practically on the doorstep. The property with an abundance of natural light flowing through offers space and lifestyle to suit all, an opportunity not to miss.

Adjacent to Machynys Golf Clun with their Health Club and Spa facilities, the property is well situated to access all amenities with the closest Medical centre being 0.8 miles away, Prince Phillip hospital 3.5 miles away, the Town Centre and Trostre Retail Parks 2.0 miles away and the railway station 1.6 miles away. There is also planned development nearby to introduce a new Lesuire Centre to the area.

The property benefits from a generous Entrance Hallway, Lounge, Dining Room, Kitchen, Utility Room and Cloaks with Four Bedroom, a Family Bathroom and Master with En-Suite. Externally there is a driveway for two vehicles leading to the attached garage, to the rear there is a fully enclosed garden mainly laid to lawn with patio area and pedestrian access to the side.

The accommodations further comprises:

Entrance

Door into:

Hallway

Stairs to first floor, radiator.

Cloakroom

Tiled flooring, W/C, pedestal wash hand basin, extractor fan, radiator.

Lounge

15' x 16'7 approx (4.57m x 5.05m approx)

French doors to rear leading to the garden, feature fireplace with gas fire, TV, Telephone and Fibre Optic Internet points, radiator.

Dining Room

11'7 x 12'1 approx (3.53m x 3.68m approx)

Box bay window to fore, radiator.

Kitchen

13'8 x 9'8 approx (4.17m x 2.95m approx)

Window to rear over looking the garden, tiled flooring, a range of wall and base units with worktop over with stainless steel sink with mixer tap, integrated gas hob and electric double oven with extractor hood over, integrated dishwasher and fridge freezer, radiator, Tv and telephone points, door into:





Utility Room

6'7" x 5'8" approx (2.01m x 1.73m approx)

Tiled flooring, plumbing for washing machine and space for tumble dryer, radiator, space for fridge/freezer, extractor fan, door to integral garage.

First Floor Landing

Two windows to fore, storage cupboard, loft access with fitted ladder, radiator.

Master Bedroom

11'2" x 10'7" approx (3.41m x 3.25m approx)

French doors to rear, fitted wardrobes, TV and telephone points, radiator, door into:

Ensuite

7'5" x 5'6" approx (2.26m x 1.68m approx)

Tiled flooring, W/C, pedestal wash hand basin set in vanity unit, shower enclosure, extractor fan, radiator.

Bedroom Two

12'1" x 9'2" approx (3.68m x 2.79m approx)

Window to rear, fitted wardrobe, fitted bookcases and desk, Tv and Telephone points, radiator.

Bedroom Three

12'8" x 7'5" approx (3.86m x 2.26m approx)

Window to rear, two fitted wardrobes with matching bedside tables, Tv and Telephone points, radiator.

Bedroom Four

10' x 9'4" approx (3.05m x 2.84m approx)

Window to fore, fitted wardrobes and matching bedside tables, Tv and telephone points, radiator.

Bathroom

10' x 9'4" approx (3.05m x 2.84m approx)

Window to side, W/C, bath with shower attachment, wash hand basin, extractor fan, radiator.

Integral Garage

17'10" x 180'12" (5.45 x 549)

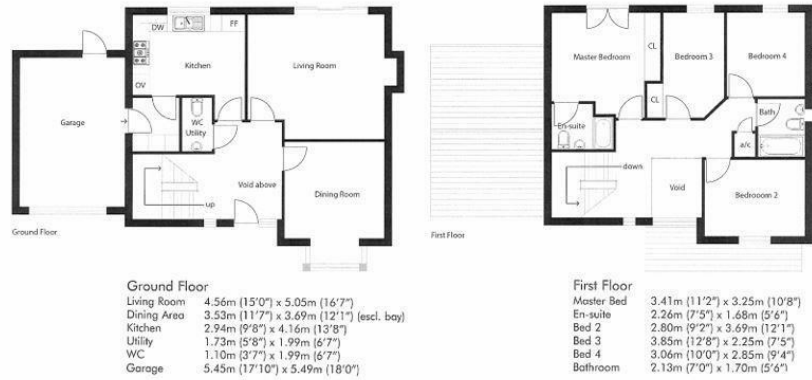
Electric garage door, door to the rear garden, door through to the utility room and kitchen, Wall mounted gas boiler, Loft access with ladder fitted, Intruder alarm control unit Radiator.

Externally

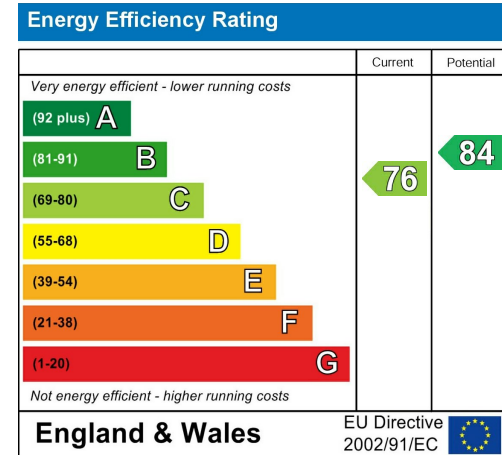
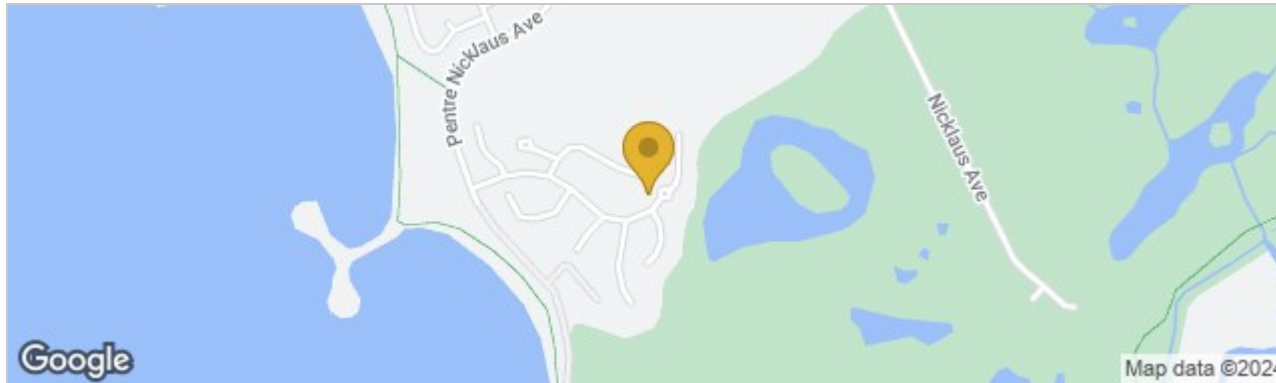
The property provides a front garden laid to 'Cotswold' stones with driveway suitable for two cars. Enclosed Rear garden laid to lawn and patio, accessed via French door from living room, garage and pedestrian side access.



To arrange a viewing on this property or require further information please contact one of our team on 01554 779412



- Freehold
- Sought after location
- Executive Detached Home
- Four Bedrooms with Master En-Suite
- Separate Lounge and Dining Room
- Kitchen/Breakfast Room and Utility
- Spacious Gallery Landing
- Driveway and Integral Garage
- EPC Rating C
- Council Tax Band F



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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, 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. 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.