



96 Pentre Nicklaus Village, Llanelli, SA15 2DF

£850,000



Pentre Nicklaus Village

Davies Craddock Estates are delighted to present for sale this exceptional four-bedroom detached property, a testament to bespoke design by the award-winning Machynys Homes Construction. Situated in a highly sought-after location, this residence has been thoughtfully crafted in an "upside down" style to maximise the breathtaking panoramic views of the Gower Peninsula.

The ground floor comprises an inviting entrance hallway leading to the master bedroom with en-suite, and a second en-suite bedroom, both benefiting from direct garden access and superb far-reaching views over the golf course and beyond. Two further bedrooms, a cloakroom, a family bathroom, and a utility room with access to the integral garage complete this level.

Ascend to the first floor and be greeted by an impressive open-plan living space, seamlessly integrating the living, cooking, and dining areas. Bi-folding doors open onto a spacious balcony, the perfect vantage point for enjoying the uninterrupted panoramic vistas. A separate study/office and cloakroom are also located on this floor.

Externally, the front of the property features a driveway with ample parking and an integral garage with an electric door. The enclosed rear garden offers a lawn and patio area, with convenient access to the first-floor balcony.

An internal viewing is essential to truly appreciate the adaptable and peaceful living space and the unparalleled views this remarkable property affords.

The property has recently modernised, including but not limited to;

- Reinstated and extended balcony with composite decking.
- Electric awning with automatic high wind retraction.
- Low Energy LED'S lighting throughout
- New Facias.
- Electric blinds on Bi-folds.
- New radiators
- New panelling throughout.



- Detached Property In Sought After Location
- Far Reaching Views
- Four Bedrooms With Master & Guest En-Suite
- Driveway & Garage
- Beautifully Presented Throughout
- Council Tax - G (May 2025)
- Mains Gas, Electric, Water & Drainage
- EPC - TBC M2-TBC
- No Chain
- Freehold

Entrance Hallway

Wooden flooring, airing cupboard, storage cupboard, two radiators. leading to;

Master Bedroom

17'1" x 15'0" approx. (max)

Fitted wardrobes, two radiators, double doors to rear, door into;

En-Suite

7'3" x 7'4" approx. (max)

Fitted with W/C, hand wash basin with cabinet, double shower cubicle, wooden panelled walls, radiator, extractor fan.

Bedroom Two

12'5" x 9'0" approx.

Fitted wardrobes, window to rear, double doors to rear, radiator, door into;

En-Suite

4'11" x 6'0" approx.

Fitted with W/C, Hand wash basin with cabinet, shower cubicle, extractor fan, tiled flooring, part tiled walls.

Bedroom Three

12'7" x 8'7" approx. (max)

Bay window to front, radiator, electric fire & surround.





Bedroom Four
10'9" x 8'6" approx.
Fitted wardrobes, window to rear, radiator.

Cloakroom
6'11" x 4'5" approx.
Fitted with W/C, hand wash basin with cabinet, radiator, panelled walls, tiled flooring, extractor fan.

Bathroom
8'0" x 6'3" approx.
Fitted with W/C, hand wash basin with cabinet, panelled bath with shower over, part tiles walls, window to side, extractor fan, tiled flooring.

Utility
4'3" x 9'1" approx.
Fitted with wall and base units with worktop over, Belfast sink with mixer tap, space for washing machine and tumble dryer, tiled flooring. Door into;



Garage
19'8" x 16'0" approx.
Electric door, loft access with ladder (not inspected) Fitted with base units with worktop over. Window to side, boiler (IDEAL- 5yrsold)

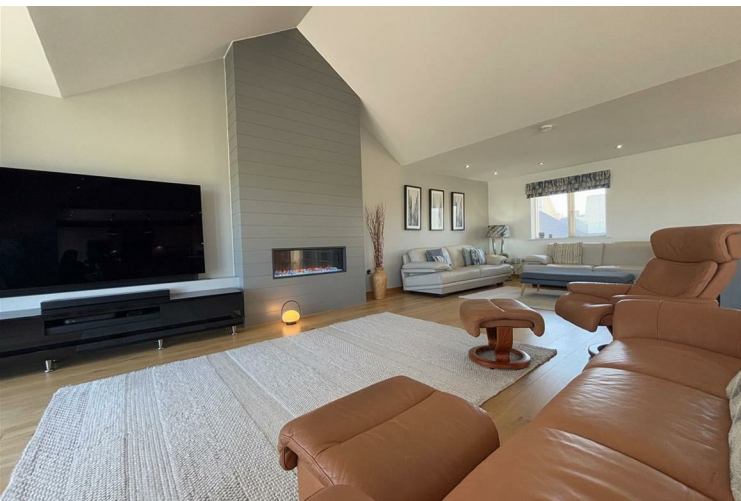
Open Plan Living/Dining/Kitchen
26'7" x 28'11" approx. (max)
Vaulted ceilings, wooden flooring, two windows to front. Remote electric blinds.
Living - Built in electric fire in panelled wall, double sliding door to decking.
Kitchen/Dining - Bi-folding doors leading to decking. Kitchen fitted with wall and base units with worktop over, Belfast sink with mixer taps, double oven and gas hob with extractor hood over, integrated fridge/freezer & microwave, island with granite worktop with electric power tower, storage cupboards and wine fridge,

Study
8'1" x 10'8" approx.
Wooden flooring, window to side, loft access, radiator,

Cloakroom
5'7" x 4'11" approx.
Fitted with W/C, hand wash basin with cabinet, window to side, radiator, storage cabinet, wooden flooring,

External
To the rear - Spacious composite decking with stairs to side, leading down to enclosed garden laid to lawn with side access.
To The front - Driveway for multiple cars leading to garage.







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Average Broadband Speed

Estimated

STANDARD	SUPERFAST	ULTRAFAST
23 mb/s	N/A	10000 mb/s

Mobile Coverage

Based on indoor network strength

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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 confirmation from their solicitors.