



## 45 Pentre Nicklaus Village, Llanelli, SA15 2DE

**£525,000**

Within the prestigious Machynys development in Llanelli, this exquisite detached house offers a harmonious blend of comfort and style. Spanning an impressive 1,733 square feet, the property boasts three reception rooms and four bedrooms, making it an ideal family home. Upon entering, you are greeted by a welcoming entrance hall featuring an elegant oak staircase that leads to the first floor. The ground floor comprises a convenient WC and a delightful dining area adorned with a bay window, perfect for enjoying family meals. The heart of the home is undoubtedly the open-plan kitchen and breakfast sitting room, which is designed for families. The kitchen provides access to the garage, currently utilised as a utility room, while the sitting area features a charming log burner, creating a cosy atmosphere. Double doors lead to a lounge that overlooks the beautifully landscaped rear garden, enhancing the sense of space and light. On the first floor, you will find four bedrooms, including a master suite that boasts a lovely Juliette balcony with views over the garden and an ensuite shower room for added convenience. The family bathroom serves the remaining bedrooms, ensuring ample facilities for all. Externally, the property is complemented by a driveway leading to the garage, alongside a neatly maintained lawned garden. The rear garden is a true gem, fully enclosed and featuring paved pathways, a well-kept lawn, and a charming pergola that leads to a raised decking area, ideal for outdoor entertaining or simply unwinding in the fresh air. With its prime location within walking distance of the stunning waterfront and close proximity to leisure facilities and a golf course, this home offers a vibrant community lifestyle. This property is not just a house; it is a place where cherished memories can be made.



## The Accommodation Comprises

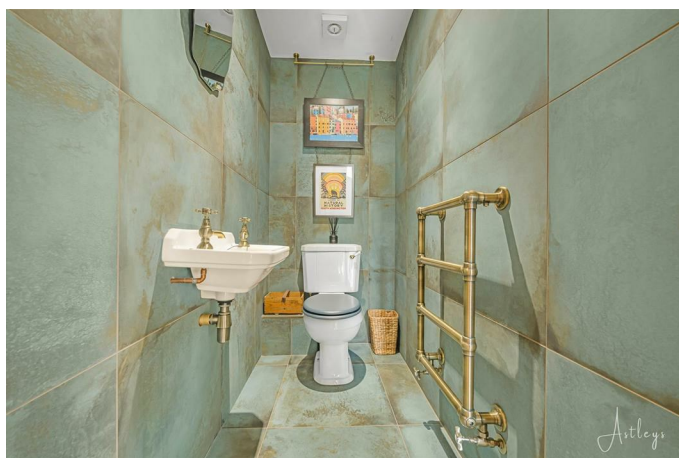
### Ground Floor

#### Entrance Hall



The entrance hall is accessed through the front door and is flooded with natural light from two front-facing windows. It features stunning solid oak block herringbone flooring, creating a warm and welcoming atmosphere. A staircase rises to the first floor, while the open-plan layout flows seamlessly into the dining area. Double doors provide an elegant transition to the main living spaces, enhancing the sense of openness and style throughout the home.

#### WC



The ground floor WC is fitted with a modern two-piece suite comprising a wash hand basin and WC. It features stylish tiled walls, tiled flooring, a heated towel rail, and a ceiling spotlight creating a sleek and practical space.

#### Dining Area 14'10" (into the bay) x 11'9" (4.54m (into the bay) x 3.59m)



The dining area, open plan from the hallway, features a double glazed bay window to the front, allowing plenty of natural light to fill the space. The room is beautifully finished with solid oak block herringbone flooring, radiator and part panelled walls, making this an inviting space for dining and entertaining.

#### Another Aspect Of The Dining Area



### Kitchen/Breakfast/Sitting Room 30'1" x 15'7" (9.19m x 4.76m )



At the heart of the home is this amazing open plan kitchen, breakfast, and sitting room — a perfect space for family living.

The kitchen is fitted with a range of base units with quartz worktop space over, Belfast sink, breakfast bar with storage, built-in dishwasher, and space for a fridge/freezer and a range style cooker.

The room is beautifully finished with a mix of solid oak block and tiled flooring. Two side-facing windows and double-glazed French doors to the rear garden flood the space with natural light. The sitting area is centred around a charming log-effect fire set within a decorative surround, creating a cosy and inviting focal point. A sliding door leads through to the lounge, ensuring a seamless flow between the living spaces.

### Another Aspect Kitchen/Breakfast/Sitting Room



### Another Aspect Kitchen/Breakfast/Sitting Room



### Lounge 12'11" x 16'1" (3.93m x 4.90m)



The lounge is a bright and inviting space, featuring two rear facing windows and stunning solid oak block herringbone flooring. Bi-fold doors open directly onto the garden, creating a seamless connection between indoor and outdoor living.

### Another Aspect Of The Lounge



### First Floor



## Gallery Landing



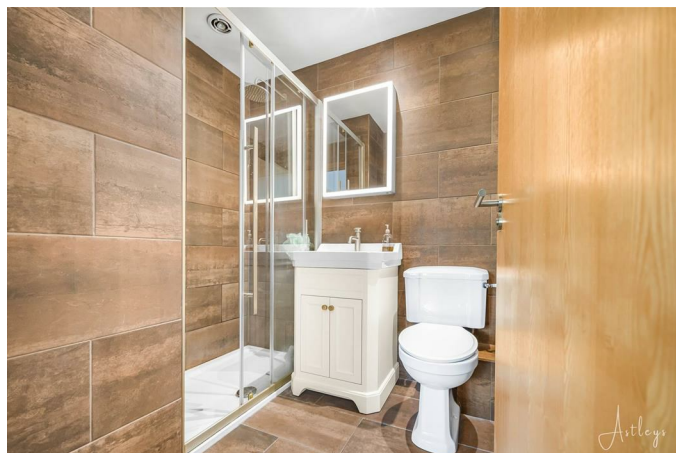
Double glazed window to front, storage cupboard, access to loft, ceiling spotlights.

## Bedroom 1 10'6" x 13'1" (3.21m x 4.00m)



The master bedroom is a bright and elegant space, featuring double-glazed French doors opening to a Juliet balcony. Built-in wardrobes offer ample storage, radiator and a door leads conveniently to the en-suite.

## En-Suite



The en-suite off the master bedroom is fitted with a stylish three-piece suite comprising a tiled double shower, a vanity wash hand basin, and a WC. Additional features include a heated towel rail, tiled flooring, and a ceiling spotlight, all combining to create a sleek and contemporary finish.

## Bedroom 2 9'1" x 12'0" (2.76m x 3.67m)



Double glazed window to front, radiator.

### Bedroom 3 9'9" x 9'2" (2.98m x 2.79m)



Double glazed window to rear, radiator.

### Bedroom 4 12'5" x 7'3" (3.78m x 2.21m)



Double glazed window to rear, built-in wardrobe, radiator.

### Bathroom



The family bathroom is fitted with a three piece suite comprising a bath with shower over, a wash hand basin, and a WC. It features tiled splashbacks, a radiator and a double-glazed window to the side.

### External



To the front of the property, a driveway leads to the garage, alongside a neatly lawned garden and side access to the rear. The rear garden is a delightful, fully enclosed space featuring paved pathways, a well-maintained lawn, and a charming pergola that leads to a raised decking area — perfect for outdoor entertaining or relaxing.

### Garage

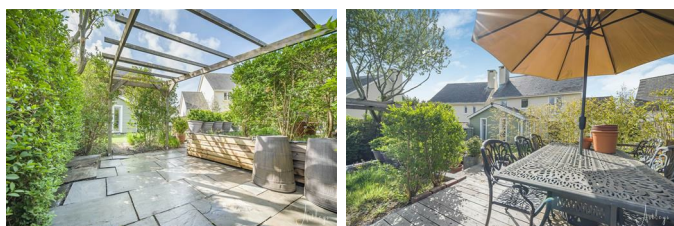
Washing machine boiler power light, door.



### Rear Garden



### Rear Garden



### Aerial Images



### Agents Note

Tenure - Freehold

Council Tax Band - F

Services - Mains electric. Mains sewerage. Mains Gas.  
Water Meter.

Mobile coverage - EE Vodafone Three O2

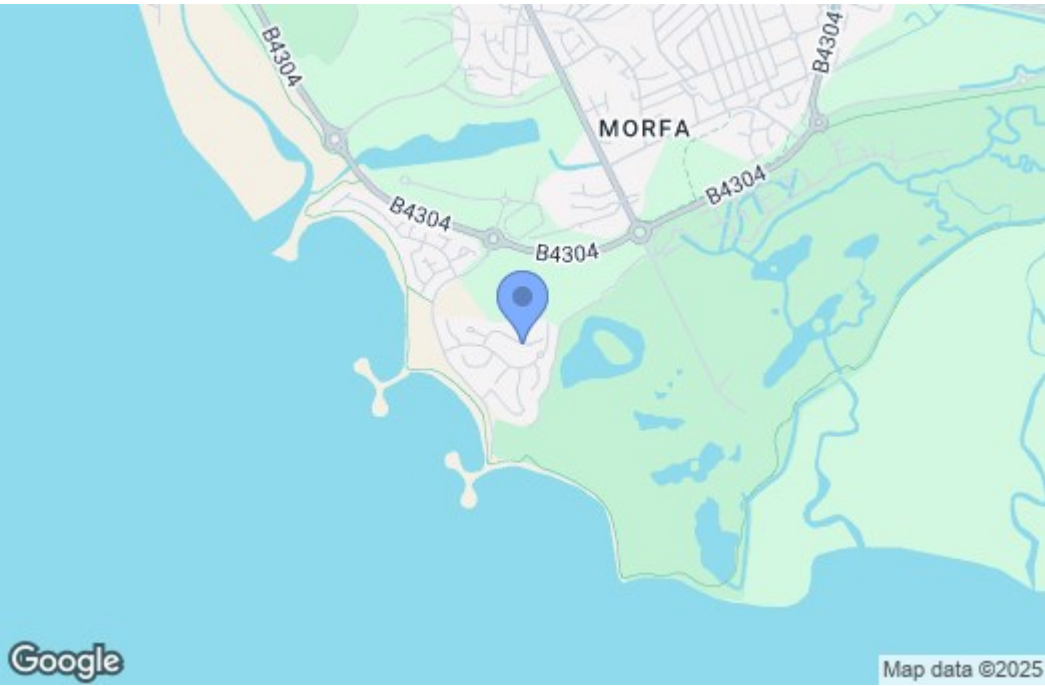
Broadband -Basic 7 Mbps Superfast 35 Mbps Ultrafast  
1800 Mbps

Satellite / Fibre TV Availability - BT Sky

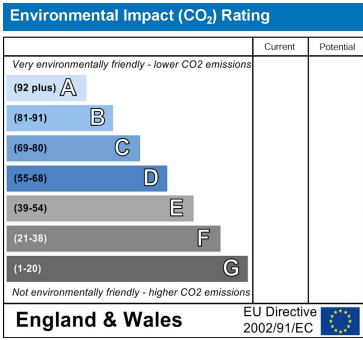
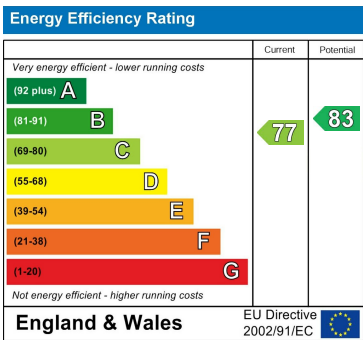
Floor Plan



Area Map



Energy Efficiency Graph



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