



## **96 Pentre Nicklaus Village, Llanelli, SA15 2DF**

### **Offers Over £750,000**

FOUR BEDROOM WATERSIDE HOME in PENTRE NICKLAUS VILLAGE on the edge of the MACHYNYS PENINSULA GOLF COURSE. An impressive entrance hall & gallery landing sets the tone for this substantial residence, where the ground floor offers four versatile bedrooms, two with en-suites, fitted wardrobes & patio doors to the garden. Alongside a family bathroom, separate WC, utility & integral double garage. Oak finishes add warmth throughout, complemented by a cosy snug beneath the staircase, ideal as a reading nook or children's den. Upstairs, a breathtaking vaulted living space delivers beautifully zoned areas for relaxing, dining and entertaining, centred around a striking contemporary fireplace and flowing into an upscale kitchen with central island. Expansive patio doors and bi-folds open onto a full-width balcony, effortlessly dissolving the boundary between indoors and out, framing panoramic views across the lake towards manicured fairways, over the estuary and towards the iconic Gower coastline.

Crafted by the award-winning Machynys Homes Construction, this bespoke architectural home has been designed to harness light, outlook and privacy, blending contemporary style with the raw natural beauty of its extraordinary waterside setting. Delivering luxurious yet functional modern family living defined by space, quality and timeless refinement. Positioned front-line within Pentre Nicklaus Village, Llanelli, this is one of the largest homes on the development, enjoying uninterrupted views across the lake and golf course, with birdsong and Gower sunsets as your backdrop. The generous balcony acts as an elevated viewing terrace, with an external staircase leading to a neat lawn and patio below. Side access, a spacious driveway with parking for several vehicles and a double garage complete the picture in this exceptional lifestyle setting. Call to view now!

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### **Hallway**

28'1" x 10'1" (8.56 x 3.09)

Expansive hallway feature beautifully finished oak flooring & joinery, dual radiators and doors to all bedrooms, the bathroom, ground floor wc, utility room and gallery landing above.

### **Bedroom One**

17'0" x 12'11" (5.20 x 3.95)

Principle bedroom suite with a generous range of fitted wardrobes, radiator, fitted carpet, tv point, door to the en-suite and glazed patio doors to the garden.

### **En-Suite One**

7'8" x 7'3" (2.36 x 2.22)

One of two en-suites and three bathrooms in total, featuring double glazed windows, shower, sink/storage unit, radiator & WC.

### **Bedroom Two**

14'7" x 12'5" (4.46 x 3.80)

Second luxurious bedroom suite featuring a range of fitted wardrobes, carpet, radiator, en-suite and patio doors to the garden.

### **En-Suite Two**

5'10" x 4'11" (1.80 x 1.51)

Second en-suite comprising a radiator, shower, sink/storage unit and WC.

### **Bathroom**

7'11" x 6'2" (2.42 x 1.90)

Fantastic ground floor bathroom with double glazed windows, radiator, shower over bath, sink/storage unit & WC.

### **Cloakroom One**

7'0" x 3'2" (2.14 x 0.97)

Spacious ground floor restroom, with part wood panelled walls, sink & WC.

### **Utility Room**

9'1" x 4'9" (2.78 x 1.47)

One of the most functional rooms in the home, thoughtfully designed to make everyday chores effortless, with a range of wall and base units, a Belfast sink, granite worktop and space for two under-counter appliances - keeping the house organised and clutter-free.

### **Bedroom Three**

10'9" x 8'6" (3.30 x 2.60)

Currently used as a dressing room, with fitted carpet, radiator and double glazed windows to the lake aspect.

### **Bedroom Four**

12'7" x 10'9" (3.86 x 3.30)

Fourth bedroom, currently utilised as a second cosy living space, featuring fitted carpet, radiator, double glazed windows to the front and contemporary electric fireplace.

### **Open Plan Living/Dining Area**

26'7" x 24'10" (8.12 x 7.57)

A spectacular open-plan living space with vaulted ceilings and rich oak flooring, designed to maximise light and space. Full width lake-facing bi-fold & patio doors with remote-controlled electric blinds complement a built-in electric fire set within a panelled feature wall, creating a warm and inviting focal point. Generous in scale, the space effortlessly accommodates defined zones for relaxed seating, dining and entertaining. Expansive patio doors and bi-folds open onto a full-width balcony, effortlessly dissolving the boundary between indoors and out, framing panoramic views across the lake towards the manicured fairways.

### **Kitchen**

14'8" x 9'10" (4.49 x 3.00)

The kitchen is a statement of style and functionality, thoughtfully designed for modern family life and entertaining alike. Fitted with a comprehensive range of wall and base units, it features a Belfast sink with mixer taps, Smeg double ovens, microwave, gas hob with extractor, integrated fridge/freezer and microwave. A central island with granite worktop, pendant lighting, pop-up power tower, storage cupboards and wine cooler provides both practicality and a social hub, while bi-folding doors lead out to the decking, filling the space with light and framing the stunning surrounding views.

### **Cloakroom Two**

5'8" x 4'11" (1.73 x 1.50)

Spacious first floor restroom, with part wood panelled walls, double glazed window, radiator sink & WC.

### **Study**

10'9" x 8'0" (3.28 x 2.46)

Versatile space, currently used as an office featuring windows, radiator and loft hatch above.

### **External & Location**

Positioned in a quiet cul-de-sac within Pentre Niklaus Village, this is one of the largest homes on the development, enjoying uninterrupted views from the rear across the lake towards the Machynys Peninsula Golf Course, with the sound of birdsong and Gower sunsets as a stunning natural backdrop. A generous full-width balcony acts as an elevated viewing terrace, with an external staircase leading down to a neatly landscaped lawn and patio, ideal for outdoor dining or relaxing in the sun. Side access, a spacious driveway providing parking for several vehicles and a double garage complete the picture, combining practicality with effortless outdoor living in a truly exceptional setting.

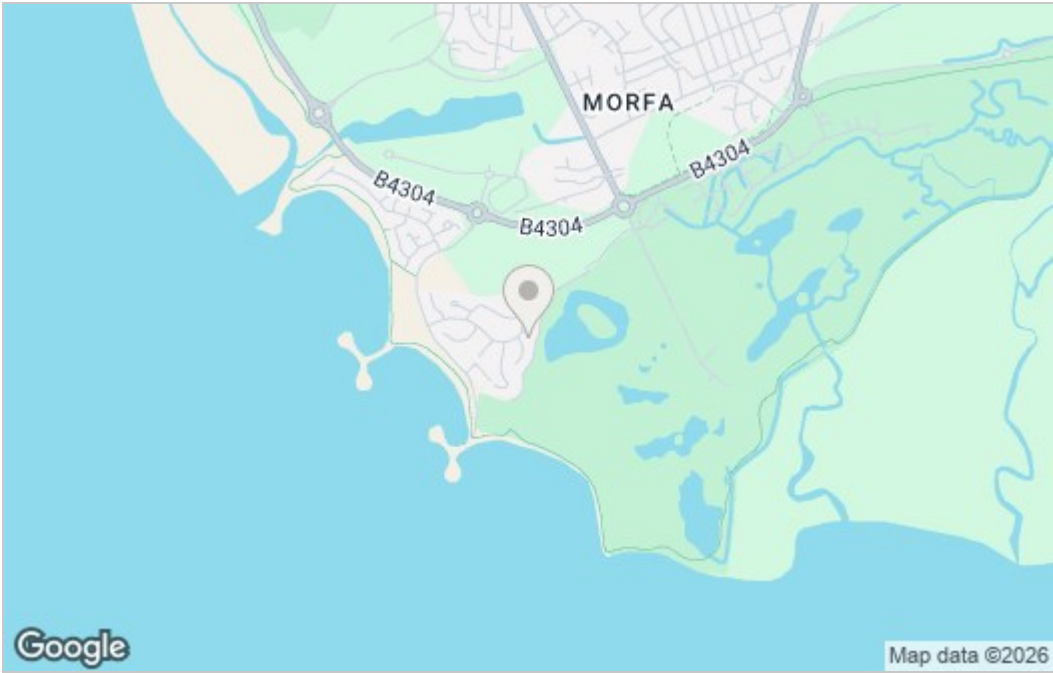
Set on the edge of the Machynys Peninsula Golf Course, the home offers a lifestyle defined by lakeside walks, manicured fairways and sweeping estuary views across to the iconic Gower coastline. Pentre Niklaus Village provides the perfect balance of tranquillity and convenience, with local shops, schools, and leisure facilities within easy reach, while the town of Llanelli offers further amenities. Excellent road links, including nearby access to the M4, make commuting to Swansea, Cardiff and beyond straightforward, combining relaxed waterside living with connectivity for work or leisure.



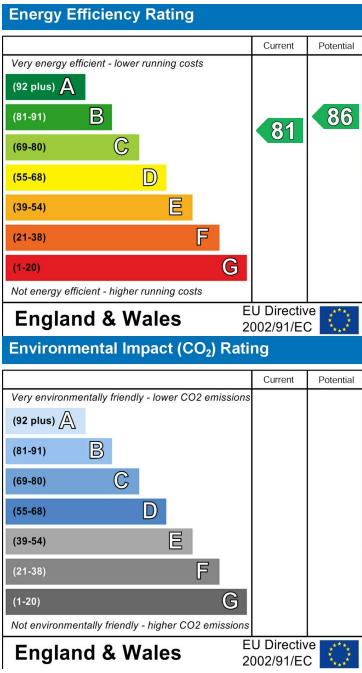
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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