



**76 Pentre Nicklaus Village**  
, Llanelli, SA15 2DE  
**Offers Over £500,000**



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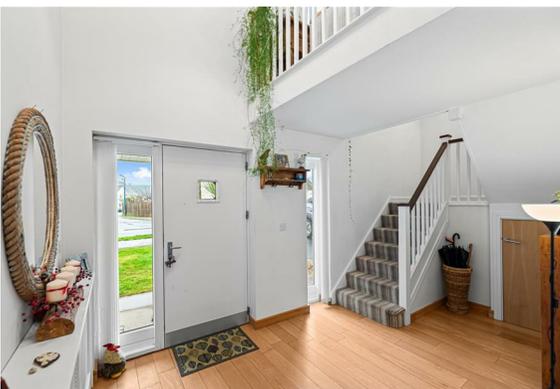
## 76 Pentre Nicklaus Village , Llanelli, SA15 2DE

Luxury FOUR BEDROOM DETACHED HOME, built by the highly regarded Machynys Homes and set within the idyllic Pentre Nicklaus Village on the edge of the Loughor Estuary. Perfectly positioned for coastal living, the property enjoys easy access to scenic estuary walks, open shoreline and the wider Gower coastline, offering a lifestyle that blends natural beauty with everyday convenience.

The home offers generous proportions, exceptional build quality and a thoughtfully designed layout well suited to modern family living. A welcoming entrance hall with oak staircase and galleried landing creates an immediate sense of space and light, leading to two elegant reception rooms, one of which flows seamlessly into a light-filled conservatory with vaulted glazed roof. The well-appointed kitchen/breakfast room features integrated appliances and is complemented by a separate utility room with internal access to the garage. To the first floor are four well-proportioned bedrooms, including a principal suite with en-suite facilities, alongside a family bathroom, all arranged around the gallery landing to maximise light and openness.

Externally, the property enjoys a beautifully landscaped rear garden designed with both relaxation and family life in mind. Set within the highly regarded Pentre Nicklaus estate, the location offers a superb coastal lifestyle with clean air and open surroundings, further enhanced by its proximity to the Loughor Estuary, the breathtaking Gower Peninsula and renowned doorstep attractions including the WWT Llanelli Wetland Centre and the Jack Nicklaus-designed Machynys Peninsula Golf Course. Despite its peaceful setting, the property remains well connected, with convenient access to the M4 corridor and straightforward commuting to Swansea, Llanelli and Carmarthen, making it ideal for professionals, families and those seeking a balanced coastal lifestyle  
Call to view now!

**Hallway**  
14'0" x 11'6" (4.28 x 3.52)





**Dining Room**  
11'9" x 11'1" (3.60 x 3.40)

**Living Room**  
16'5" x 14'7" (5.01 x 4.47)

**Conservatory**  
10'7" x 10'0" (3.25 x 3.06)

**Kitchen**  
13'5" x 12'4" (4.09 x 3.76)

**Utility Room**  
6'4" x 5'4" (1.94 x 1.65)

**WC**  
6'5" x 3'6" (1.96 x 1.07)

**Landing**  
14'0" x 11'6" (4.28 x 3.52)

**Bathroom**  
6'9" x 5'4" (2.08 x 1.65)

**Bedroom One**  
12'7" x 11'3" (3.85 x 3.45)

**En-Suite**  
7'4" x 5'5" (2.26 x 1.66)

**Bedroom Two**  
12'7" x 7'4" (3.85 x 2.26)

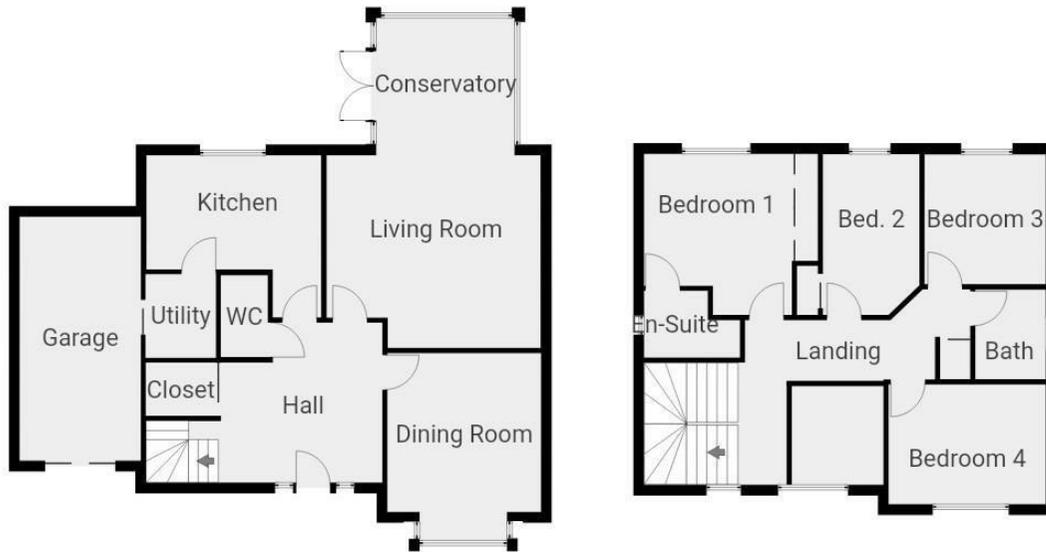
**Bedroom Three**  
9'10" x 9'3" (3.01 x 2.84)

**Bedroom Four**  
12'0" x 9'1" (3.68 x 2.78)

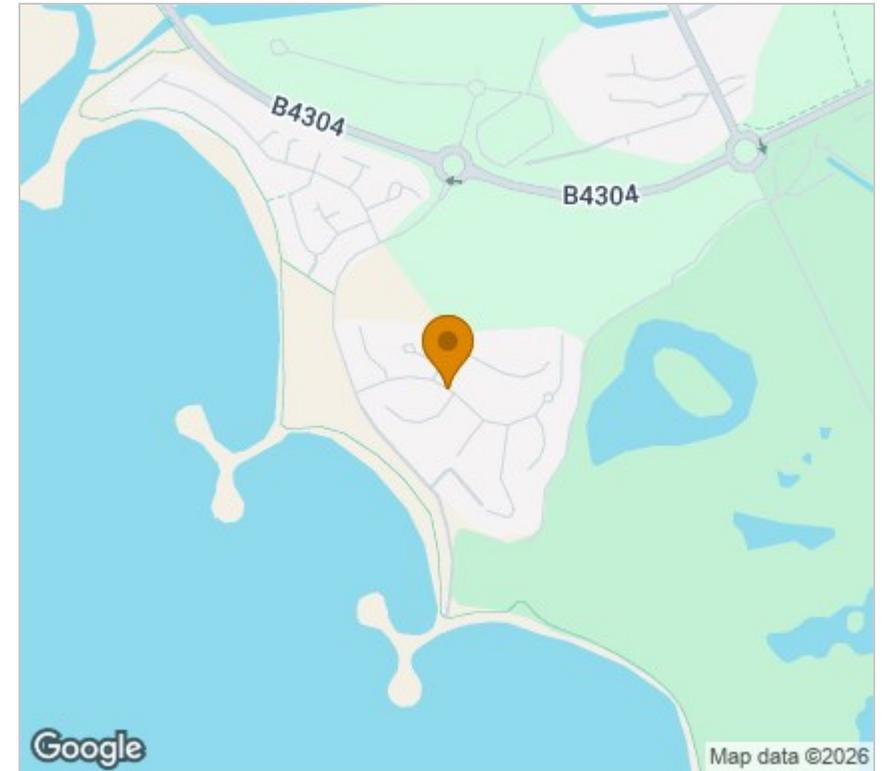
**External & Location**



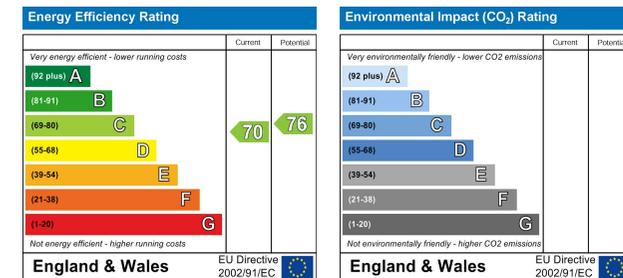
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

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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