



17 Pentre Nicklaus Village, Llanelli, SA15 2DE
£299,995

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Davies Craddock Estates are delighted to present for sale this three-bedroom terraced townhouse, situated within the highly sought-after Pentre Nicklaus Village development.

Arranged over three floors, the property provides spacious and versatile accommodation, making it well suited to families, professional couples, those working from home, or purchasers seeking flexible living space. The property has been modernised throughout and further benefits from a garage, driveway providing off-road parking and an enclosed rear garden.

Ideally positioned on the Machynys Peninsula, the property is approximately 0.3 miles from the Millennium Coastal Path, around 0.5 miles from Machynys Beach and approximately 0.6 miles from Machynys Peninsula Golf & Country Club. Trostre Retail Park, with its range of national retailers, supermarkets and leisure facilities, is approximately 2 miles away, while Llanelli town centre and railway station are approximately 2.5 miles away. Excellent road links also provide convenient access to the M4 motorway, approximately 12 miles away, making commuting to Swansea, Carmarthen and beyond straightforward.

Combining a sought-after location, flexible accommodation and the benefit of no onward chain, this represents an excellent opportunity to acquire a home within one of Llanelli's most desirable residential developments.





Entrance

Door into:

Hallway

Window to front, stairs to first floor, under stairs storage cupboard, radiator.

Cloakroom

6'11" x 3'5" approx. (2.12 x 1.05 approx.)

Tiled flooring, W/C, hand wash basin, radiator.

Utility

4'2" x 7'0" approx. (1.29 x 2.14 approx.)

Door to rear, tiled flooring, wall and base units with worktop over, space for washing machine, wall mounted boiler (Baxi),



Reception/Bedroom

10'6" x 8'3" approx. (3.21 x 2.53 approx..)

French doors to rear, laminate flooring.

First Floor Landing

Window to front, stairs to second floor, radiator.

Open Plan Kitchen/Living Room

23'9" x 15'7" approx. (max) (7.25 x 4.77

approx. (max))

Window to front/ French doors and window to rear, wall and base units with worktop over, electric oven and gas hob with extractor hood over, Belfast sink with mixer tap, integrated dishwasher and fridge freezer, breakfast bar, tiled splash back, two radiators.



Second Floor Landing

Airing cupboard, loft access, radiator.

Master Bedroom

12'1" x 12'3" approx. (max) (3.69 x 3.74

approx. (max))

Bay window to front, fitted wardrobes, radiator, door into:



Ensuite

W/C, hand wash basin, shower cubicle, vinyl flooring, part tiled walls, radiator.

Bedroom Two

7'5" x 10'2" approx. (2.27 x 3.10 approx.)

Window to rear, storage cupboard/wardrobe, radiator.



Bathroom

7'5" x 5'1" approx. (2.27 x 1.57 approx.)

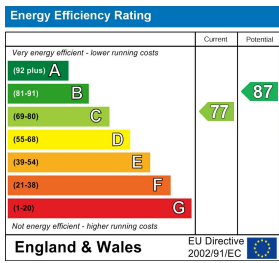
Velux window to rear, W/C, hand wash basin, panelled bath, partly tiled walls, vinyl flooring.

Externally

Enclosed rear garden with patio and lawn area.

Off road parking to front.

Integral garage.



These particulars are believed to be accurate and are based on information provided by the vendor(s) and other sources in good faith. They are intended as a general guide only and do not constitute any part of an offer or contract.

Intending purchasers should not rely on these particulars as statements or representations of fact and must satisfy themselves, by inspection or otherwise, as to the accuracy and completeness of the information provided.

Whilst every reasonable effort has been made to ensure the accuracy of these particulars, neither Davies Craddock Estates nor any person in this firm's employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

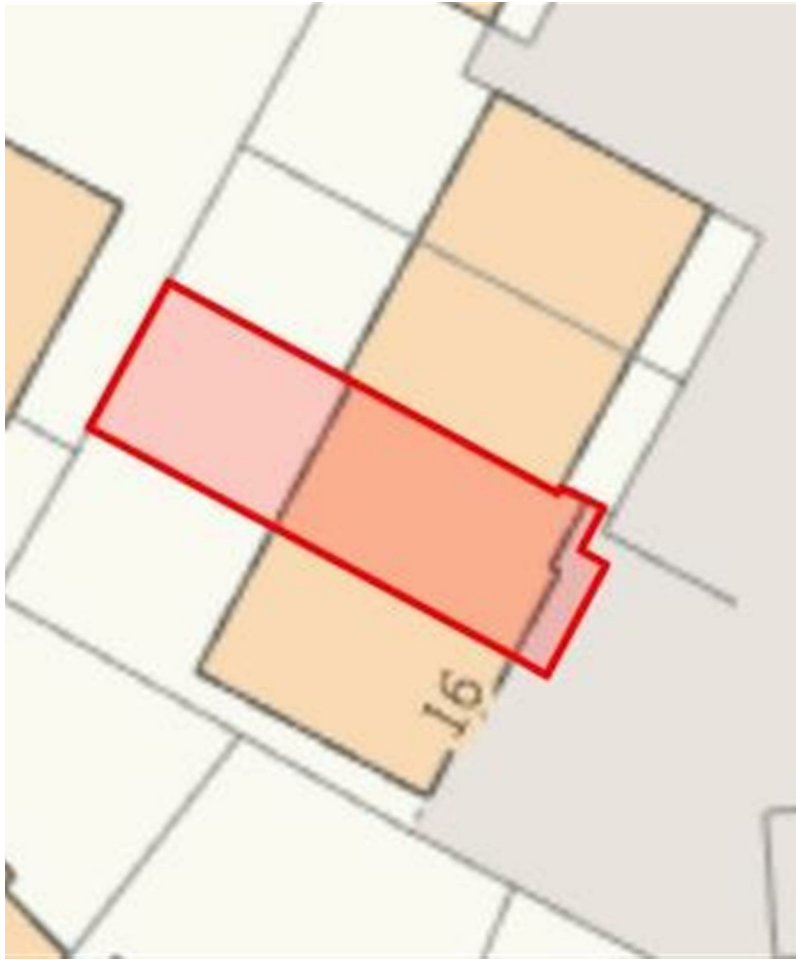
Measurements have been taken using a sonic/laser measuring device and are provided for guidance only. Purchasers should make their own enquiries and satisfy themselves as to their accuracy.

We have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order, fit for purpose, or compliant with current regulations.

Nothing within these particulars should be taken as confirmation that carpets, curtains, furnishings, electrical goods (whether wired or otherwise), gas fires, light fittings, appliances, fixtures or fittings are included within the sale unless specifically referred to in the Fixtures and Fittings Form or otherwise confirmed in writing.

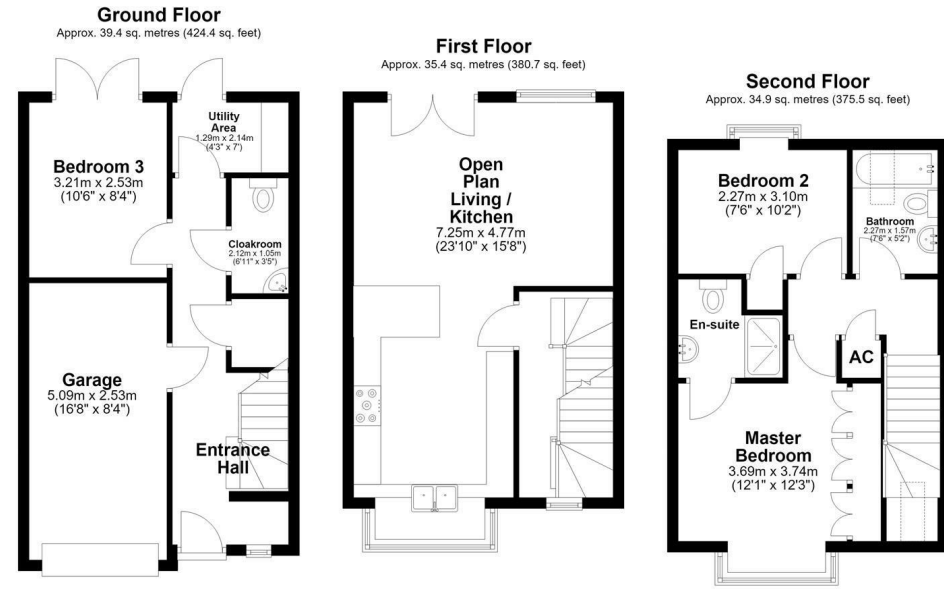
For the avoidance of doubt, these particulars do not affect a purchaser's statutory rights, and all material information known to us has been included in accordance with current regulatory requirements.

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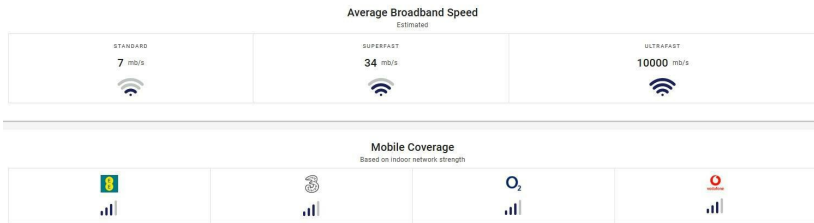


- Terraced Town House
- Three Bedrooms
- Garage & Driveway
- EPC - C Approx. . 119 sq. m. (1,281 sq. ft.) Floor Space
- Freehold

- Council Tax Band - D (Information provided by the local authority, subject to change).
- Mains Gas, Water, Electricity & Drainage
- Sought-After Pentre Nicklaus Village Development
- No Chain
- Maintenance Charge - Approx. £609.32pa (subject to change)



Total area: approx. 109.7 sq. metres (1180.6 sq. feet)



We'd love to hear what you think!
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A REVIEW**



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