



**160 Pentre Nicklaus Village, Llanelli, SA15 2DF**

**£760,000**

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Davies Craddock Estates are pleased to present For Sale, this Four Bedroom detached property built by the award winning "Machynys Homes Construction" set in an sought after and desirable location, this property is a true example of bespoke and thoughtful design.

The accommodation has been purpose built in an "upside down" fashion in order to take full advantage of the breath taking views of Gower Peninsula.

The property comprises: entrance hallway, leading to The master Bedroom with En-suite, Bedroom Two with En-suite, both with doors leading to the garden area and superb sea views. Bedroom Three and Four with separate bathroom and utility leading to integral garage.

To the first floor, you are welcomed by an impressive living space, perfect for entertaining guests with an open plan living, cooking and eating space leading onto a balcony with panoramic sea views. A separate study/office cloakroom.

Externally to the front the property boasts a driveway with ample parking along with a garage with electric door. To the rear there is an enclosed garden with patio , decked area with access to first floor balcony and a lawn area with side access.

\*Informed by the vendor - Solar Panels are owned by the property.

Viewing is essential to appreciate the uninterrupted views and adaptable and peaceful living space that the property has to offer.

**ENTRANCE HALLWAY**

**28'10" x 14'1" approx. (8.8 x 4.3 approx.)**

Two radiators, wooden flooring, window to front, airing cupboard, leading to;

**BEDROOM ONE**

**16'8" x 12'9" approx. (5.1 x 3.9 approx. )**

French doors to rear garden with sea view, integrated storage, two radiators leading to;

**EN-SUITE**

**9'6" x 6'6" approx. (2.9 x 2 approx. )**

Fitted with W/C, hand wash basin in vanity unit, tiled flooring, window to side.

**BEDROOM TWO**

**14'5" x 12'5" approx. (4.4 x 3.8 approx. )**

L Shaped room with UPVC French doors to rear garden with sea view, integrated storage, radiator, window to side, leading to;

**EN-SUITE**

**5'10" x 5'10" approx. (1.8 x 1.8 approx.)**

Fitted with W/C, pedestal hand wash basin, shower cubicle, radiator, tiled splash backs.

**BEDROOM THREE**

**11'5" x 12'5" approx. (3.5 x 3.8 approx.)**

window to front, radiator.

**BEDROOM FOUR**

**11'5" x 8'2" approx. (3.5 x 2.5 approx.)**

window to rear with sea views, radiator.







## BATHROOM

6'2" x 7'6" approx. (1.9 x 2.3 approx.)

Fitted with W/C, pedestal hand wash basin, bathe with shower over with shower screen, extractor fan, tiled flooring, window to side.

## UTILITY

8'10" x 5'2" approx. (2.7 x 1.6 approx.)

Fitted with wall & base units with complimentary work surfaces, stainless steel sink with mixer taps, plumbing for washing machine, tiled flooring, radiator, door into;

## GARAGE

19'4" x 16'0" approx. (5.9 x 4.9 approx.)

With electric garage door, fitted storage units, wall mounted boiler, window to front, door to garden.



## OPEN PLAN LOUNGE/DINER

30'2" x 27'10" approx. (9.2 x 8.5 approx.)

Two patio doors to rear with sea views, four radiators, two windows to front & one to side, feature fireplace with surround, vaulted ceilings.

## KITCHEN

11'9" x 14'9" approx. (3.6 x 4.5 approx.)

French doors to rear, fitted with range of wall & base units with granite worktops over, 5x gas burner hob, oven, cooker hood, stainless steel sink with mixer taps, integrated dishwasher, tiled flooring, radiator, tiled splash backs.

## STUDY

10'2" x 7'6" approx. (3.1 x 2.3 approx.)

window to side, radiator.

## CLOAKROOM

4'3" x 4'11" approx. (1.3 x 1.5 approx.)

Fitted with W/C, pedestal hand wash basin, radiator, window to side, tiled flooring.

## EXTERNALLY

Far reaching views of the Gower Peninsular and beyond, Landscaped gardens with mature planting, patio area & lawn with side access. To the front - generous driveway with lawn area.





To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Detached Property Set In A Sought After Location
- Four Bedrooms With Master & Guest Ensuite
- Far Reaching Sea Views
- Open Plan Living Space
- Driveway & Garage
- Council Tax - G (Feb 25) EPC B - Approx. 192m2
- Freehold
- Mains Gas, Electric, Water & Drainage
- No Chain
- Solar Panels (Owned)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(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

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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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 fitments 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 verification from their solicitor or surveyor.

