77 Pentre Nicklaus Village

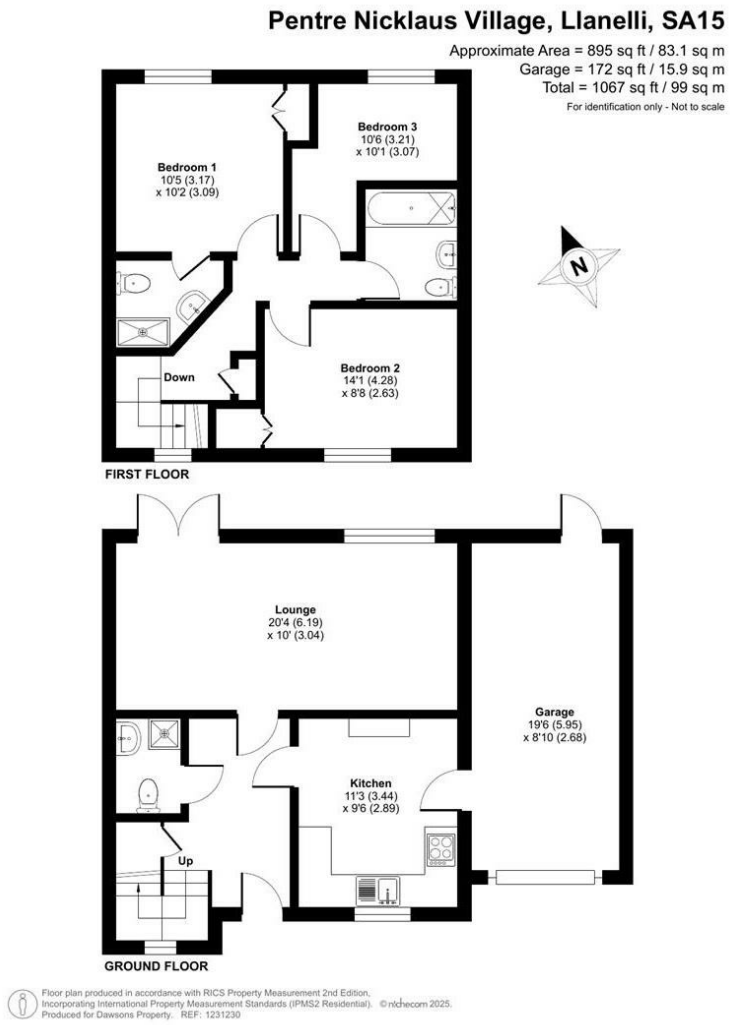
, Llanelli, SA15 2DE

Offers Around £330,000

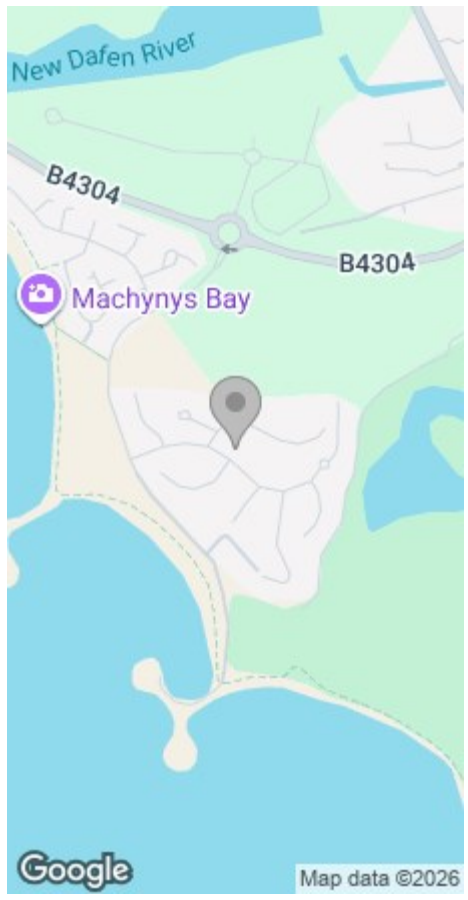
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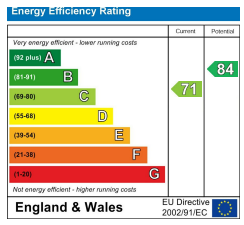
FLOOR PLAN



AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

Nestled within the sought-after Pentre Nicklaus Village in Llanelli, this charming link-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and three bathrooms, this property is ideal for families or those seeking extra space. The kitchen has access into the integral garage, the lounge/dining room gives access to the rear garden.

Set within the prestigious Machynys development, residents will enjoy the benefits of living in a vibrant community. The property is conveniently located within walking distance of the stunning waterfront, where you can enjoy picturesque views and leisurely strolls. Additionally, the nearby golf course and leisure facilities offer a variety of activities for those who appreciate an active lifestyle.

This home is offered with no onward chain, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer or looking to relocate, this property presents an excellent opportunity to embrace a desirable lifestyle in a beautiful setting. Don't miss the chance to make this lovely house your new home.

Freehold=Council Tax Band D=EPC- C







FULL DESCRIPTION

Entrance

Hallway

Kitchen
11'3" x 9'5" (3.44m x 2.89m)

Shower Room

Lounge
20'3" x 9'11" (6.19m x 3.04m)

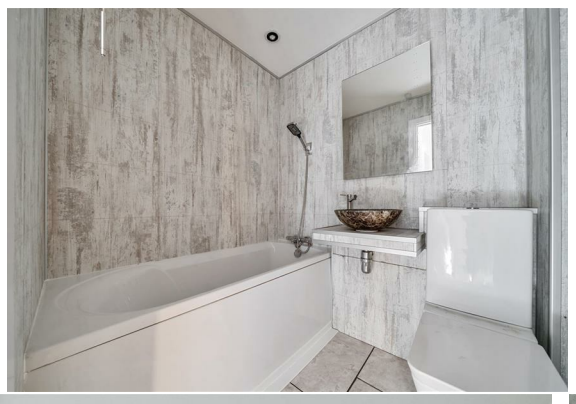
First Floor

Landing

Bedroom one
10'4" x 10'1" (3.17m x 3.09m)

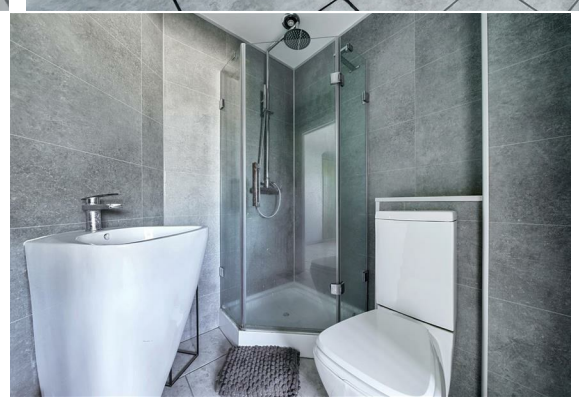
En-Suite

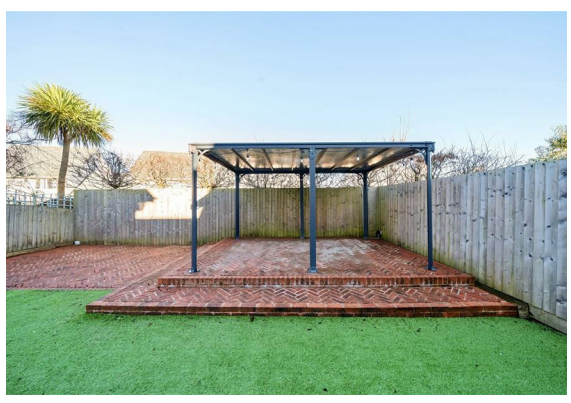












Bedroom Two
14'0" x 8'7" (4.28m x 2.63m)

Bedroom Three
10'6" x 10'0" (3.21m x 3.07m)

Family Bathroom
10'6" x 10'0" (3.21m x 3.07m)

Garage
19'6" x 8'9" (5.95m x 2.68m)

Additional/ Material Information





