



2 Pentre Nicklaus Village, Llanelli, Carmarthenshire SA15 2DE £775,000

Welcome to Pentre Nicklaus Village in Llanelli, this beautiful detached family home offers an exceptional living experience. With four bedrooms (two bedrooms with En-suite) this property is perfect for families or those seeking ample space for guests. As you enter, you are greeted by a generous reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. The highlight of this home is undoubtedly the uninterrupted stunning panoramic sea views over the Gower Estuary, which can be enjoyed from various vantage points throughout the property. Imagine waking up to the gentle sound of waves and the breathtaking sight of the coastline every day. The property also boasts a Double Garage and drive providing further Off Road Parking, ensuring convenience for residents and visitors alike. The exclusive location of Pentre Nicklaus Village adds to the allure, offering a peaceful retreat while still being within easy reach of local amenities and attractions. This house is not just a home; it is a lifestyle choice that combines comfort, elegance, and natural beauty. If you are seeking a property that offers both luxury and practicality, this stunning residence is not to be missed. Energy Rating - TBC, Council Tax Band G, Tenure Freehold.



Entrance

Access via entrance door leading into:

Entrance Hallway

Smooth ceiling, spotlights, radiator, oak wood floor, uPVC double glazed windows to side, alarm keypad.

Cloakroom

A white two piece suite of circular wash hand basin with white storage drawer, low level W.C., smooth ceiling, extractor fan, wall mounted towel heater, oak wood floor, storage cupboard with hanging rail and shelf.

Lounge and Dining Area 27'7 x 22'2 approx (8.41m x 6.76m approx)

Smooth ceiling, spotlights, oak wood floor, three radiators, wall mounted coal and log effect gas fire with stone hearth, two uPVC double glazed sliding doors with uninterrupted panoramic sea views over the Gower Estuary lead to balcony area. Four walls lights, stairs lead down to the bedroom area.

Kitchen with Breakfast Area 16'7 x 10'2 approx (5.05m x 3.10m approx)

A fitted kitchen comprising of wall, display and base units with Silestone work surface over, smooth ceiling, spotlights, Neff four ring induction hob with extractor hood over, one and half stainless steel sink with mixer tap set in work surface, instant hot water tap, eye level Neff integrated electric oven, eye level Neff integrated combination microwave, two warming drawers, integrated Neff coffee maker, integrated wine cooler, radiator, tiled floor, space for table and chairs, uPVC double glazed sliding doors with uninterrupted panoramic sea views over the Gower Estuary and lead to balcony area.

Utility Room 9'5 x 5'8 approx (2.87m x 1.73m approx)

Fitted with matching wall and base units with Silestone work surface over, integrated Neff washing machine, integrated tumble dryer, smooth ceiling, spotlights, tiled floor, uPVC double glazed window to side, single stainless steel sink with mixer tap set in work surface, extractor fan, door into:

Double Garage 18'6 x 18'2 approx (5.64m x 5.54m approx)

With electric up and over door, wall mounted boiler, access to loft space via pull down ladder, uPVC entrance door to garden.

Inner Hallway

Smooth ceiling, uPVC double glazed window to side, oak wood floor radiator, storage cupboard with hanging rail and shelf.

Master Bedroom 14'1 x 14'6 approx (4.29m x 4.42m approx)

Smooth ceiling, spotlights, two wall lights, radiator, two double built in wardrobes, uPVC double glazed sliding doors to garden with uninterrupted panoramic sea views over the Gower Estuary, door into:

En-suite

A white three piece suite comprising of walk in double shower, low level W.C., wash hand basin with white storage drawer, smooth ceiling, spotlights, extractor fan, part tiled walls, tiled floor, shaver point.

Bedroom Two 14'1 x 9'6 approx (4.29m x 2.90m approx)

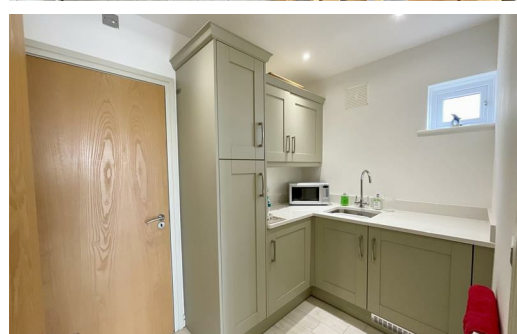
Smooth ceiling, radiator, uPVC double glazed entrance door to garden with uninterrupted panoramic sea views over the Gower Estuary, door into:

En-suite

A three piece suite comprising of shower, low level W.C., circular wash hand basin with storage drawer, smooth ceiling, spotlights, extractor fan, part tiled walls, tiled floor, wall mounted towel heater, shaver point.

Bedroom Three 14'2 x 9'8 approx (4.32m x 2.95m approx)

Smooth ceiling, radiator, uPVC double glazed window with uninterrupted sea views over the Gower Estuary.



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Bedroom Four 10'5 x 9'6 approx (3.18m x 2.90m approx)

Smooth ceiling, radiator, uPVC double glazed window with uninterrupted sea views over the Gower Estuary.

Family Bathroom 7'4 x 9'1 approx (2.24m x 2.77m approx)

A four piece suite comprising of whirlpool bath, low level W.C., wash hand basin with white storage drawer, separate shower enclosure, smooth ceiling, spotlights, part tiled walls, tiled floor, wall mounted towel heater, extractor fan, shaver point.

External

The Front of the property is laid to lawn with various shrubs, drive leads to the Double Garage. Side wooden pedestrian gate leads to a side paved area and steps which lead to the rear garden. The rear garden is laid mainly to lawn with paved area. The paved area benefits from steps which lead to the balcony area, There is also a further paved area which has a seating bench. Storage Shed. The rear of the property benefits from stunning uninterrupted panoramic sea views over the Gower Estuary.

Council Tax Band

We are advised the Council Tax Band is G

Tenure

We are advised the tenure is Freehold

Property Disclaimer

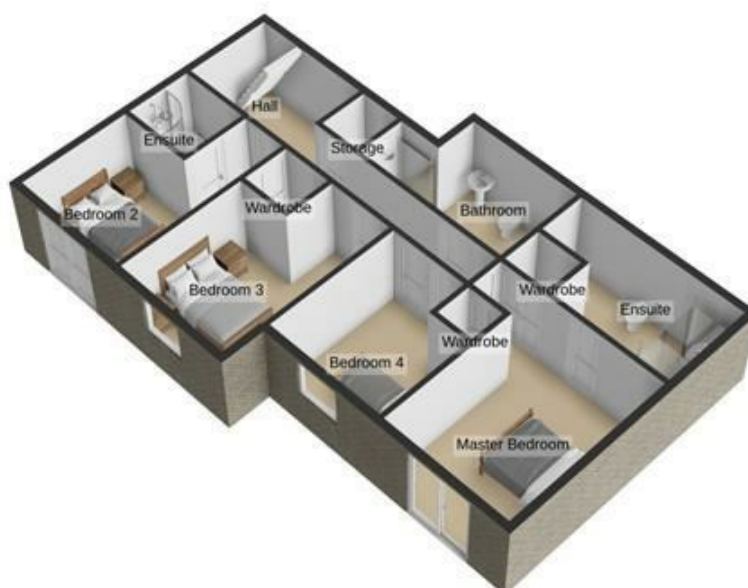
PLEASE NOTE: All sizes are approximate please double check if they are critical to you. Prospective purchasers must satisfy themselves as to the accuracy of these brief details before entering into any negotiations or contract to purchase. We cannot guarantee the condition or performance of electrical and gas fittings and appliances where mentioned in the property. Please check with Willow Estates should you have any specific enquiry to condition, aspect, views, gardens etc, particularly if travelling distances to view. **NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT**



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Ground Floor
829 sq.ft. (77.0 sq.m.) approx.



First Floor
1168 sq.ft. (108.5 sq.m.) approx.



Total Floor Area : 1997 sq.ft. (185.5 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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