

18, Pentre Nicklaus Village, Llanelli, SA15 2DE



Offers in the region of £190,000



Located in the coastal setting of Machynys, this beautifully presented mid-terraced house, well maintained throughout is in excellent condition, ready for the new occupiers to enjoy.

The accommodation offers Cloakroom, Kitchen, Lounge/Diner and Two Bedrooms that each benefit from their own en-suite bathrooms. A low maintenance, private rear garden provides the perfect place to relax or entertain with friends & family. Added appeal of 2 parking spaces, as well as visitor parking on site for ease. The area of Machynys is renowned for its scenic beauty, positioned near the picturesque Llanelli Beach and coastal path, perfect for leisurely walks or cycling with fabulous views over the Loughor Estuary.

Close by golf enthusiasts will appreciate proximity to the acclaimed Machynys Peninsula Golf Club, while Llanelli town centre is just a short drive away, offering a wide range of shops, cafes, and cultural attractions, including the popular Llanelli Wetland Centre.

There is no onward chain with this property.
EPC Rating- C, Square Metres- 70, Council Tax- C

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Entrance Hallway

Via Timber double glazed entrance door, laminate flooring, radiator, smoke alarm, smooth ceiling.



Cloakroom

Low level W.C., pedestal wash hand basin, vinyl flooring, radiator, smooth ceiling.



Kitchen

6'10" x 11'8" max (2.09 x 3.57 max)

Fitted with a range of base & wall units with complimentary worksurface over, 1 1/2 stainless steel sink unit, built in electric oven, grill & 4 ring gas hob with extractor hood over, plumbing for washing machine, space for fridge/freezer, tiled walls, walls tiled over worksurface, radiator, wall unit housing wall mounted gas central heating boiler, uPVC double glazed window to front, tiled flooring, timber double glazed window to front, smooth ceiling with spotlighting.



Lounge/Diner

15'8" x 10'2" (16'6" max) (4.79 x 3.10 (5.05 max))

Timber double glazed sliding door to rear with side window, timber double glazed window to rear, laminate flooring, smooth ceiling with spotlighting, stairs to first floor, radiator, understairs storage cupboard.



Landing

Smooth ceiling, access to attic space, airing cupboard with shelving & radiator.

Bedroom 1

12'11" x 10'8" (3.95 x 3.27)

Timber double glazed sliding door to rear with side window, Juliet balcony, timber double glazed window to rear, smooth ceiling, built in double wardrobe, radiator.



En-suite

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and panelled bath with wall mounted shower head over, radiator, partly tiled walls, vinyl flooring, smooth ceiling with spotlighting.



Bedroom 2

7'11" x 10'7" (2.43 x 3.23)

Timber double glazed box bay window to front, radiator, smooth ceiling, built in wardrobe.



En-suite

Fitted with a three piece suite comprising of low level W.C., pedestal wash hand basin and built in shower cubicle, radiator, smooth ceiling & spotlighting, vinyl flooring, partly tiled walls, timber double glazed window to front.



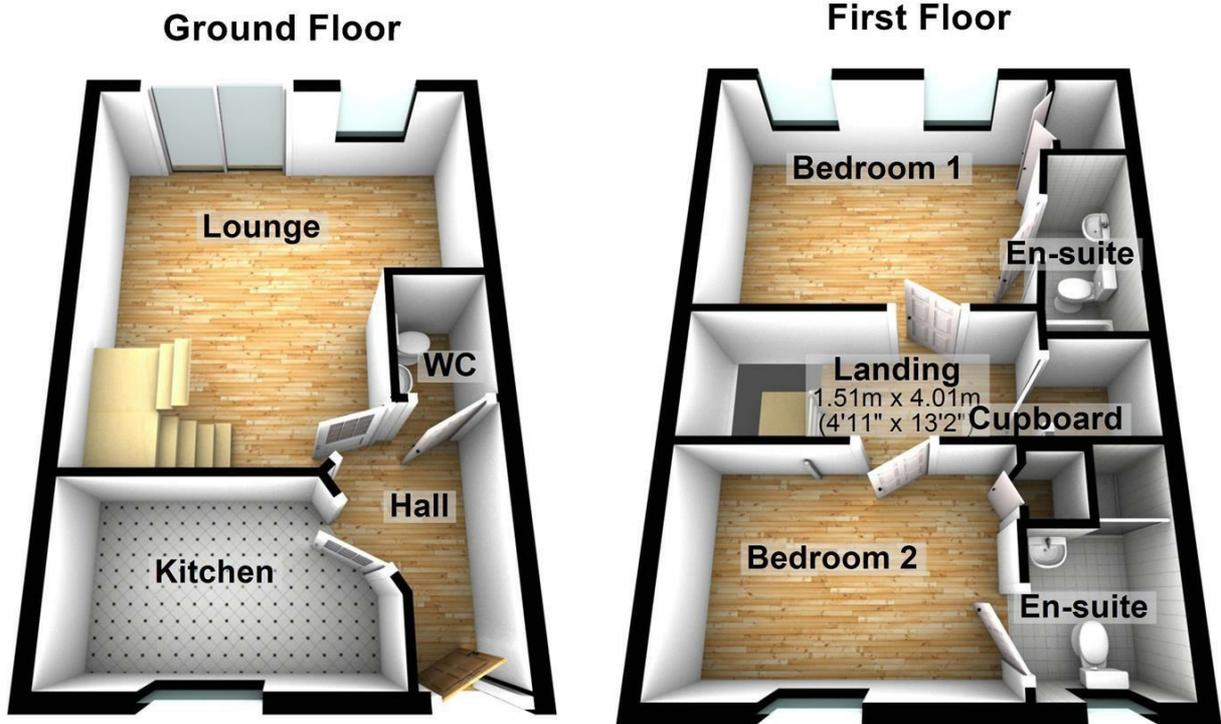
External

Walled front forecourt with paved patio, one parking space directly to the front of the property & one parking space to the right, rear garden with paved patio area, part laid with ornamental chippings, raised bed with various shrubbery, outside tap & outside light.



Services

Mains gas, electric, water & drainage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

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		

You are welcome to view this property Please contact this office to arrange an appointment.

Please note: All sizes herein 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 contact us should you have any specific enquiry relating to condition, aspect, views, garden 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

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