

# 73 Pentre Nicklaus Village, Llanelli, Carmarthenshire, SA15 2DE



**Asking price £299,995**



Located in the heart of Pentre Nicklaus a sought after coastal New England style development of largely detached homes is this three storey semi-detached 4/3 bedroom house.

The property benefits from no onward buying chain, and a double width driveway to front. Recently refurbished internally and externally, new kitchen, new carpets, new decor etc, offering modern stylish flexible living. The garage to the ground floor has added another bedroom and shower room, now offering four potential bedrooms and three bathrooms. The mid floor stands out as an open plan living kitchen space. The top floor has two further bedrooms and two bathrooms with feature windows. Area is right on the coast offering beach walks, golf club, commuting links on the A484.

EPC: C Square Metres: 104 Council Tax Band: D

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Avenue Villas, 2-4 Station Road, Llanelli, Carmarthenshire SA15 1AB T: 01554 777007 E: [llanelli@mallard-properties.co.uk](mailto:llanelli@mallard-properties.co.uk)

[www.mallard-properties.co.uk](http://www.mallard-properties.co.uk)

Also at Ammanford, Tel: 01269 597949 E: [ammanford@mallard-properties.co.uk](mailto:ammanford@mallard-properties.co.uk)

## **Entrance Hall**

Window facing front, wood floor, store cupboard under stairs, stairs to first floor, new carpets, radiator.



## **Downstairs Wc**

Wc, wash hand basin, radiator, tiled floor.



## **Utility**

**6'11" x 4'3" (2.11 x 1.32)**

Wall mounted boiler, door to rear, worktop, tiled floor, space for washing machine.

## **Bedroom 3/Office**

**9'8" x 8'9" (2.96 x 2.68)**

Doors to rear garden, wood floor, radiator.



## **En-Suite Shower Room**

**4'9" x 3'10" (1.47 x 1.19)**

Double shower, tiled floor.



## **Bedroom 4**

**11'11" x 8'0" (3.64 x 2.44)**

Window facing front, radiator, carpet. Please note previously a garage.



## **MID FLOOR LANDING**

Window to front, wood floor and carpet to stairs, radiator.



## **Living Room Kitchen**

**22'11"(10'9") x 16'3"(8'7") (6.99(3.28) x 4.96(2.62))**

Doors to rear, Juliette balcony, window to rear, two radiators, wood floor to living room area, wall lights spots to ceiling. New kitchen, base and wall units, built in oven, four ring gas hob, extractor, sink in box bay.



## **TOP FLOOR**

Loft access

## **Bedroom 1**

**12'9" x 9'5" (3.91 x 2.89)**

Built in wardrobes to one wall, triangle window to front, wood floor, radiator.



## **En-Suite Shower Room**

**6'5" x 5'5" (1.97 x 1.67)**

Walk in shower, wc, wash hand basin, tiled floor, radiator.



## **Bedroom 2**

**10'1" x 7'3" (3.09 x 2.22)**

Box window to rear, radiator, wood floor.



## **Bathroom**

**7'3" x 5'9" (2.23 x 1.76)**

Bath with hand held shower, basin, wc, velux to rear, sloping ceiling, tiled floor, radiator.



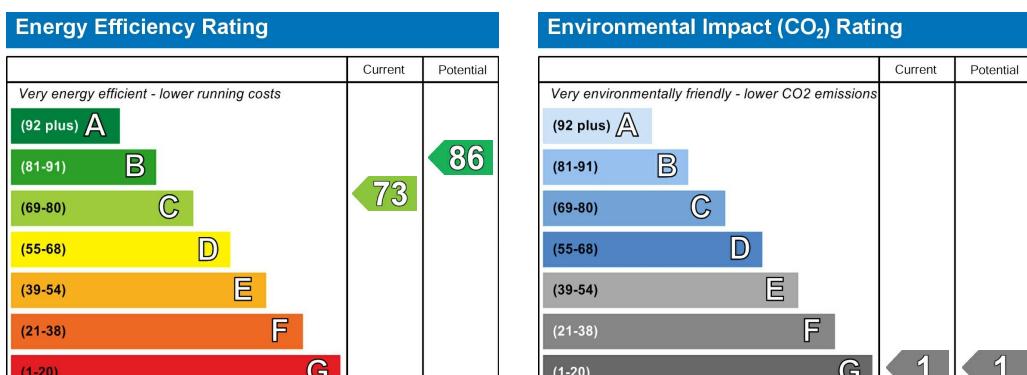
## **Externally**

Two front parking spaces on driveway, side access gate, fenced in rear garden, shed and laid to lawn with patio area.



## **Services**

Advised all mains. Wide angled lens has been used on occasion.



**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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