

23 Bwlchygwynt

, Llanelli, SA15 2AJ

Offers Over £250,000

3 | 2 | 1 | B

SMITHS

23 Bwlchygwynt
, Llanelli, SA15 2AJ

A beautifully presented THREE BEDROOM TOWNHOUSE set within PENTRE NICKLAUS VILLAGE at MACHYNYS BAY, offering contemporary accommodation, excellent energy efficiency and a highly practical layout. The ground floor comprises an entrance hall, contemporary kitchen, WC and a spacious living/dining room with patio doors opening onto the rear garden. To the first floor are two well-proportioned bedrooms and the family bathroom, while the principal bedroom occupies the second floor and benefits from a separate dressing room and spacious en-suite. Excellent energy efficiency and a versatile layout make this a home equally suited to family life, a lock-up-and-go lifestyle and those simply seeking a comfortable coastal base.

Outside, the property has a garden, garage and several parking spaces, making it an excellent choice for those seeking a well-maintained practical home with minimal upkeep. Pentre Nicklaus Village sits alongside the Millennium Coastal Path, making it particularly well placed for walking, cycling and outdoor pursuits, with the beaches, coastline and countryside of the Gower Peninsula within easy reach. Llanelli and Swansea are also readily accessible, giving the property a strong combination of coastal surroundings, outdoor recreation and convenient connections for work, shopping and leisure. Viewing is highly recommended.

Hallway
12'4" x 3'3" (3.78 x 1.01)

Kitchen
11'10" x 7'4" (3.61 x 2.25)

























Living/Dining Room
19'3" x 15'3" widest (5.87 x 4.65 widest)

Ground-floor Cloakroom
5'4" x 2'10" (1.64 x 0.88)

Bedroom One
14'4" x 14'3" (4.38 x 4.35)

Dressing Room
12'11" x 5'11" (3.96 x 1.81)

En-Suite Shower Room
9'2" x 8'0" (2.81 x 2.44)

Landing
9'8" x 6'7" (2.96 x 2.01)

Bathroom
7'4" x 6'7" (2.26 x 2.03)

Bedroom Two
14'2" x 9'2" (4.34 x 2.81)

Bedroom Three
14'4" x 7'11" (4.38 x 2.42)

External & Location

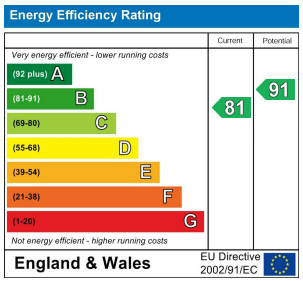
Floor Plan

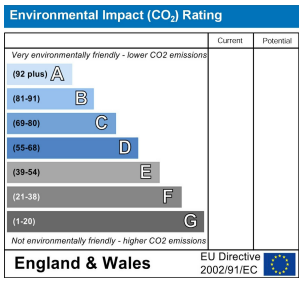


Area Map



Energy Efficiency Graph





Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN
T: 01792 465822 E: info@smithslettings.com W: www.smithshomes.com

SMITHS