



Floor 1



Floor 2



Approximate total area⁽¹⁾
1925 ft²
178.6 m²

Reduced headroom
22 ft²
2.1 m²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft/1.5 m.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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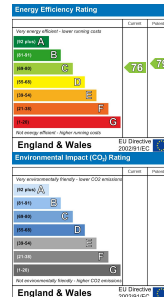


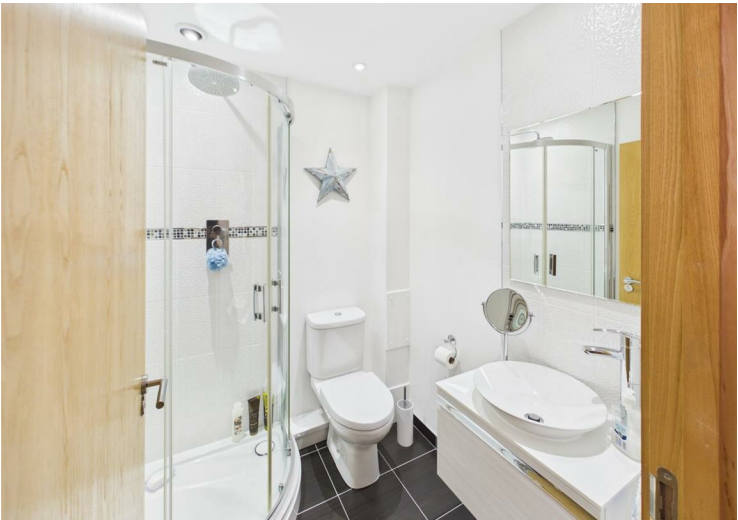
2 Pentre Nicklaus Village, Llanelli, Carmarthenshire, SA15 2DE

- Stunning Luxury Detached Coastal Property
- Four Bedrooms- Two With En-suite Shower-rooms
- Cloakroom, Family Bathroom With Jacuzzi Bath and Two En-suite Shower-rooms
- Idyllic Location, Impressive Views & A Perfectly Positioned Property
- EPC RATING C. COUNCIL TAX BAND G.
- Extensive Panoramic Coastal Views
- Immaculately Presented Throughout With A Superb Finish
- Spacious Garage & Driveway
- Viewing Is An Absolute Must!

£765,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





Get ready for the WOW factor! Situated in a highly sought-after location, this residence has been thoughtfully crafted in an "upside down" style to maximise the breathtaking panoramic views of the Gower Peninsula. We here at West Wales Properties are pleased to welcome to the market this superb, "turn-key" and exceptional four bedroom detached property that stands out from the crowd. Fitted with a stunning Sigma3 kitchen and matching utility with granite worktops and an eye-catching open living-flame fireplace with an added bonus of two of the bedrooms having en-suite shower-rooms as well as being in the most desirable location Llanelli has to offer, and not's let forget that VIEW! Call us today on 01554 759655 to arrange a viewing so you can also appreciate the size, presentation and of course the stunning location. EPC RATING C. COUNCIL TAX BAND G.

Accommodation comprises : Entrance hallway, cloakroom, open-plan lounge/diner with panoramic views, kitchen/diner, utility room, integral double garage with electric up-and-over door, ground-floor landing, storage cupboard, airing cupboard, modern family bathroom with jacuzzi bath, four bedrooms- two bedrooms have fitted wardrobe space and en-suite shower-rooms, the smallest bedroom is currently being used as a sung.

..AGENTS VIEWING NOTES

KEY INFORMATION Traditionally built property. Mains water, gas, sewerage and electricity connected. Council tax band G. Fully fitted matching Sigma3 base and eye-level units in Kitchen and Utility with Granite worktops. Integrated Neff Oven, microwave oven and coffee maker. Integrated wine fridge. Double garage has electric up-and-over door fitted. There are covenants and provisions on the title, we have a copy on file. Based on the information currently available to Ofcom; Broadband availability—up to Ultrafast (10,000 Mbps); Mobile availability—Variable mobile phone coverage for indoors with Three, good outdoor phone coverage for all mobile networks. Based on the information currently available from National Resources Wales: Flood risk information for the area around: 2, PENTRE NICKLAUS VILLAGE,

LLANELLI, SA15 2DE This information is for the area within 10 metres of the address above. High risk-Flooding from surface water and small watercourses. Risk greater than 3.3% chance each year. Based on the information currently available to the Coal Authority, a mining report is recommended for this property. WHAT3WORDS///caskets.prime.conceals

ENTRANCE HALLWAY

CLOAKROOM

OPEN PLAN LOUNGE & DINING ROOM

KITCHEN/DINER

UTILITY ROOM

INTEGRAL DOUBLE GARAGE

GROUND FLOOR LANDING

FAMILY BATHROOM

AIRING CUPBORD

BEDROOM 1

EN-SUITE SHOWER ROOM

BEDROOM 2

EN-SUITE SHOWER ROOM

BEDROOM 3

BEDROOM 4/SNUG

BALCONY



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.