

Pentre Nicklaus Village, LLANELLI, Dyfed

Asking Price: £365,000

John Francis







John Francis are delighted to bring to the market this well-presented three-bedroom detached family home, situated within the popular residential development of Pentre Nicklaus Village, Llanelli. The property is conveniently located within walking distance of the new Pentre Awel Health and Well-being Centre, offering access to a wide range of modern leisure, fitness and wellbeing facilities. Combining comfortable family living with a sought-after location, this home is ideally placed to benefit from the area's growing community and excellent local amenities.

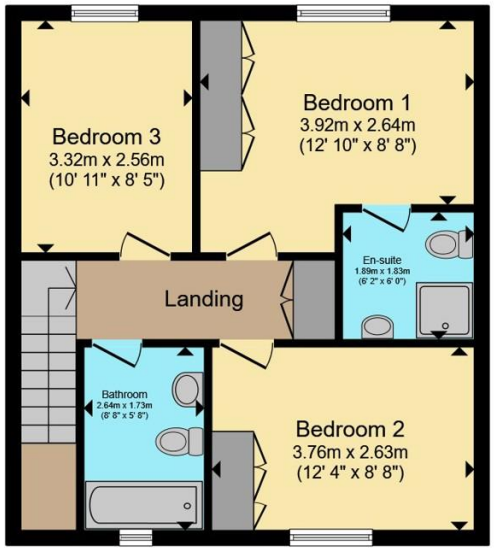
The property briefly comprises an entrance hall, cloakroom/W.C., lounge and a modern open-plan kitchen/dining room with French doors opening onto the rear garden. To the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a contemporary family bathroom.

Externally, the property enjoys an enclosed rear garden, ideal for families and outdoor entertaining. Further benefits include a large utility/ garage, driveway parking and double glazing throughout.

Conveniently located within easy reach of Llanelli town centre, Parc Trostre Retail Park, excellent road links and the picturesque Millennium Coastal Path.



Ground Floor



First Floor

Total floor area 118.3 m² (1,273 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **TBC**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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