

Cymru
estates

Moreia



Plot 3 Llys Moreia

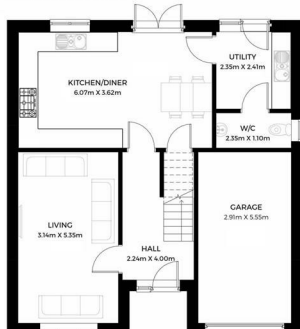
Meinciau, kidwelly SA17 5LE

- 10 YEAR LABC STRUCTURAL WARRANTY
- Reception Room - Kitchen / Dining Room - Utility Room
- Front & Rear Lawns
- Freehold Property
- Ready for 2025
- Four Bedrooms - Family Bathroom & En-Suite
- Integral Garage With Off Road Parking
- Air Source Heat Pumps & Underfloor Heating
- Carmarthen & Llanelli Approx 10 Miles
- Featured Property

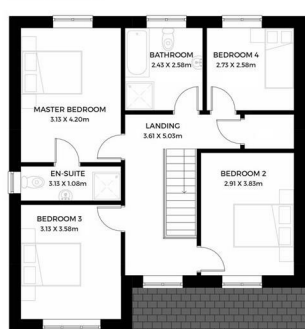
Asking Price £350,000 Freehold

The Aberglasney ——— *LLYS Moreia*

GROUND FLOOR:



FIRST FLOOR:





Location

Description

This detached home in Meinciau, Kidwelly, offers four bedrooms, two bathrooms, and a spacious family layout. With a reception room and open-plan kitchen/dining area, the design prioritises modern comfort and practical living. The property comes with a 10-year structural warranty, integral garage, and landscaped gardens. With Carmarthen and Llanelli only 10 miles away, this home offers countryside tranquillity with convenient access to town facilities.

Hallway

13'1" x 7'4" approx

Living Room

17'6" x 10'3" approx

Kitchen / Dining Room

19'10" x 11'10" approx

Utility Room

7'10" x 7'8" approx

W.C.

7'8" x 3'7" approx

Landing

16'6" x 11'10" approx

Master Bedroom

13'9" x 10'3" approx

En-Suite

10'3" x 3'6" approx

Bedroom Two

12'6" x 9'6" approx

Bedroom Three

11'8" x 10'3" approx

Bedroom Four

8'11" x 8'5" approx

Family Bathroom

8'5" x 7'11" approx

- Basin with vanity unit
- Shower tray & screen
- Chrome lever action taps
- Tiled finish

Integral Garage

18'2" x 9'6" approx

Specification

- Contemporary doors with polished chrome fittings
- Satin staircase with white balustrades
- Roof with solar panels
- uPVC double-glazed windows/doors (anthracite grey)
- Rear patio & laid lawns
- Outside tap, power point & lighting
- EV charging provision

HEATING SYSTEM

- Air source heat pumps
- Underfloor heating (ground floor)
- Radiators (first floor)

Disclaimer

Please Note- All internal photos shown on this

advert are from previous show home and are just to provide an example of the standard of finish, also the CGI image and site plan are for illustration purposes only.

GENERAL INFORMATION

VIEWING: By appointment with Cymru Estates.

SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

IMPORTANT INFORMATION: These particulars are set out as a general outline for guidance and prospective purchasers should satisfy themselves as to their accuracy before entering into any part of an offer or contract to purchase. They should not rely on them as statements or representations of fact. All room sizes are approximate, please check if they are critical to you. Please contact our office if you have a specific enquiry in relation to the property such as condition, views, gardens etc particularly if travelling distances to view.

DRAF: These details have been drafted on information provided by the seller and we are awaiting confirmation that they are happy with these details, please check with our office.





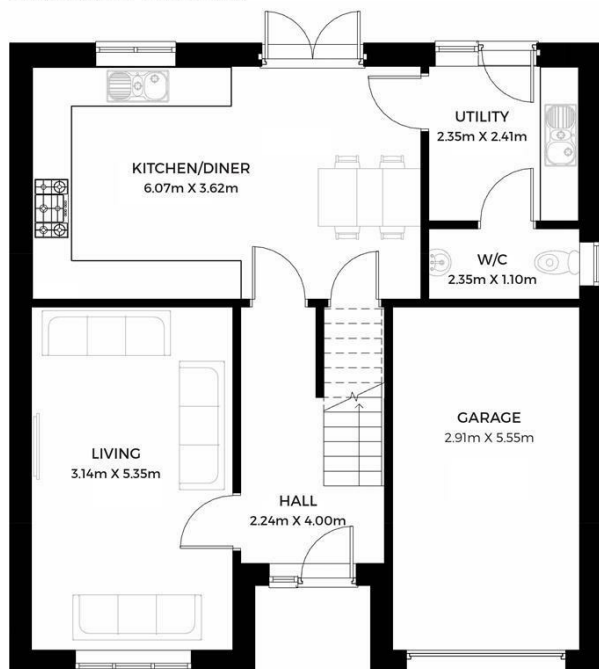
Local Authority Carmarthenshire Council Tax Band EPC Rating

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

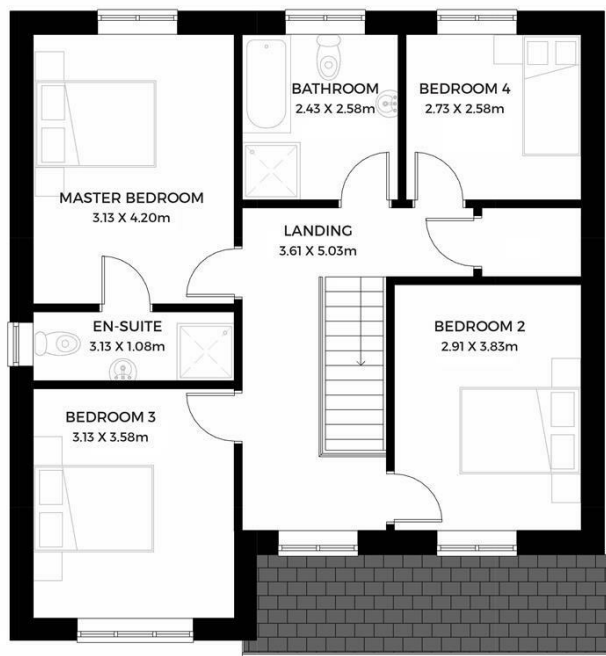
| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

The Aberglasney — Llys Morcia

GROUND FLOOR:



FIRST FLOOR:



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.