



The Aberglasney

Plot 13 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

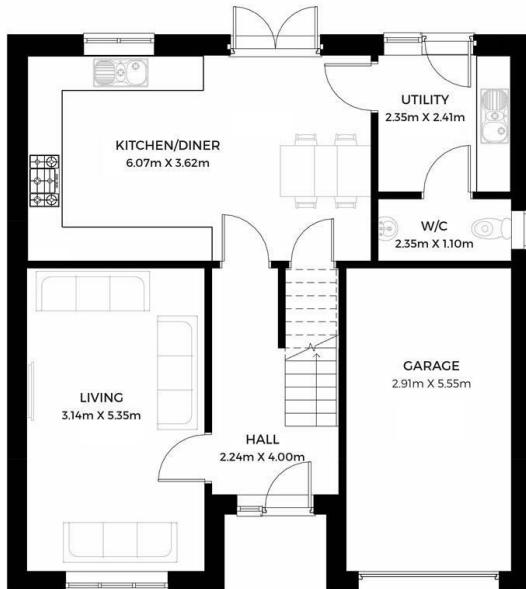


Local
Authority Carmarthenshire
Council Tax Band

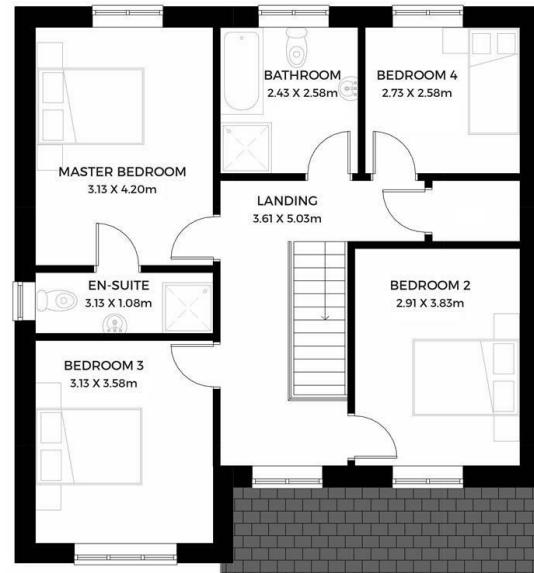
The Aberglasney

MLLYS Moreia

GROUND FLOOR:



FIRST FLOOR:



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	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		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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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.