Plot 14 Llys Moreia

Meinciau, kidwelly SA17 5LE

- 10 YEAR LABC STRUCTURAL WARRANTY
- Family Bathroom & Ensuite
- Detached Garage With Off Road Parking
- Lawn Gardens
- Carmarthen & Llanelli Approx 10 Miles
- Four Bedroom Detached
- Reception Rooms - Kitchen / Dining Room - Utility Room
- Air Source Heat Pumps & Underfloor Heating
- Freehold Property
- Viewing by Appointment

Asking Price £375,000 Freehold

Location

Description

A stylish new detached home at Llys Moreia, Meinciau, offering four bedrooms, modern open-plan living, and quality finishes throughout. With a welcoming reception room and a well-planned kitchen/dining space, this property is perfect for family life.

The home features a family bathroom and ensuite, utility room, and ample storage. Externally, a detached garage and off-road parking complement the landscaped gardens.

Hallway
7'5" x 7'3" approx

Living Room
21'4" x 11'9" approx

Kitchen / Dining Room
21'4" x 11'9" approx

Utility Room
7'3" x 6'10" approx

W.C.
6'2" x 3'7" approx

Landing
11'3" x 10'2" approx

Master Bedroom
11'5" x 10'8" approx

En-Suite

Bedroom Two
11'9" x 10'9" approx

Bedroom Three
11'9" x 10'2" approx

Bedroom Four
8'7" x 7'8" approx

Family Bathroom

12'2" x 10'3" approx
- Basin with vanity unit
- Shower tray & screen
- Chrome lever action taps
- Tiled finish

Detached Garage

Specification

- Contemporary doors with polished chrome fittings
- Satin staircase with white balustrades
- Roof with solar panels
- uPVC windows/doors (anthracite grey)

Rear patio & landscaped lawns
- Outside tap, power point & lighting
- EV charging provision

HEATING SYSTEM

- Air source heat pump
- 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

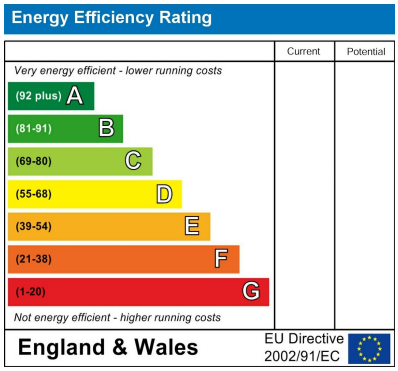
VIEWING: By appointment with Cymru Estates.

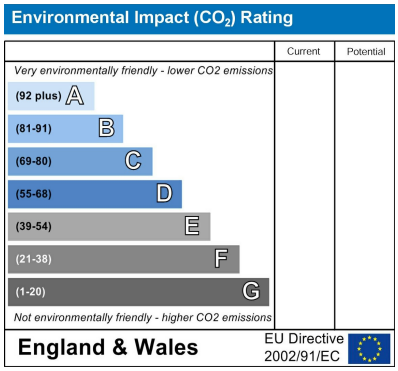
SERVICES: Mains electricity, water and sewerage services. (The appliances at this property have not been tested and purchasers are advised to make their own enquiries to satisfy themselves that they are in good working order and comply with current statutory regulations).

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.

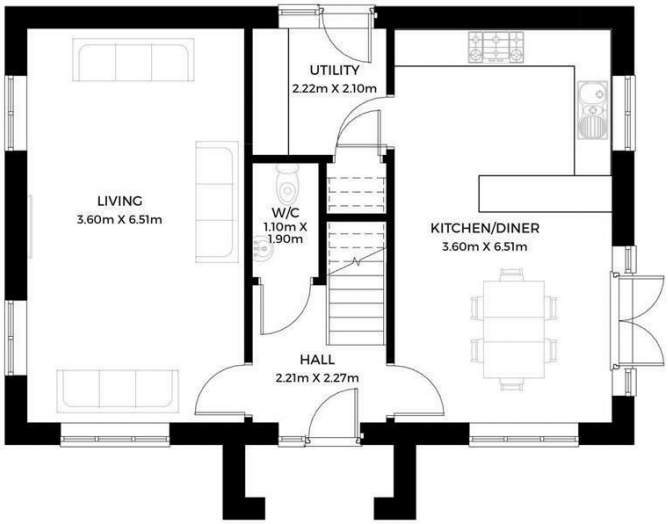
Local Authority Carmarthenshire
Council Tax Band
EPC Rating



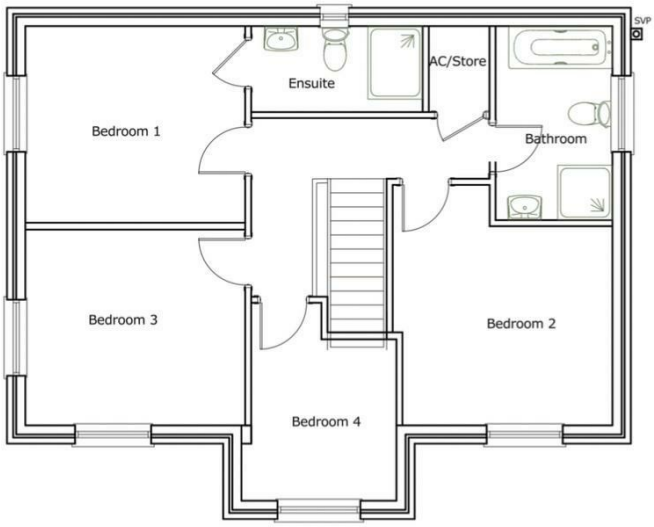


The Plas LLYS Moreia

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.