



## Plot 2 Llys Moreia

Meinciau, kidwelly SA17 5LE

- 10 YEAR LABC STRUCTURAL WARRANTY
- Land Transaction Tax paid by the developer (Plot 2 only) to assist first-time buyers
- Three Bedroom Detached
- Integral Garage With Off Road Parking
- Laid Lawns To Front And Rear Garden
- Air Source Heat Pump & Underfloor Heating
- Freehold Property
- Carmarthen & Llanelli Approx 10 Miles In Either Direction
- Village Location
- Featured Property

**Asking Price £285,000 Freehold**

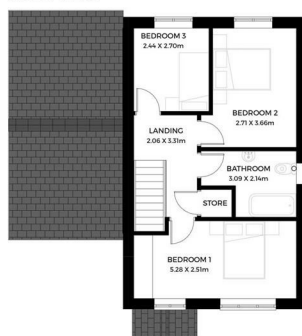
*The Grove*

*LLYS Moreia*

GROUND FLOOR:



FIRST FLOOR:



THE GROVE

3 BEDROOMS Living area: 106 sq m / 1140 sq ft

WANT HOME. SEAMLESSLY  
TRADITION AND  
MODERN COMFORTS.

These homes seamlessly blend traditional  
temporary comforts. These homes offer  
balance of style and functionality,  
yet sophisticated living environment.

DR:  
n/diner and wc

and a family bathroom.

with off street parking and an  
arden.

Shown are approximate maximum and the precise measurements  
the drawings relative to the specific plot. Kitchen layouts are  
shown for guidance only and does not form part of any contract or  
conditions and an approximation of materials and finishes.



PLOTS:

2, 5, 6, 10, 16, 17, 28, 29

LIVING AREA:

106 sq m / 1140 sq ft



FIRST FLOOR  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Bathroom



### **Family Bathroom**

10'1" x 7'0" approx

White sanitaryware

- Basin with vanity unit
- Low level shower tray with glass screens
- Chrome lever action taps
- Tiled finish

### **Integral Garage**

20'7" x 10'3" approx

#### **Internal**

Contemporary doors with polished chrome ironmongery  
Satin staircase with white balustrades

#### **External**

- Concrete tile roof covering with integrated solar panels
- uPVC double glazed windows and doors finished in anthracite grey
- Low maintenance uPVC fascias and soffits
- Coloured render & facing brickwork
- Concrete slabs to rear patio
- Laid lawns front and rear
- Outside tap, power point & lighting
- Provision for future EV charger

#### **HEATING SYSTEM**

- Air source heat pumps
- Underfloor heating to ground floor
- Radiators on first floor and towel radiators in bathrooms

#### **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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

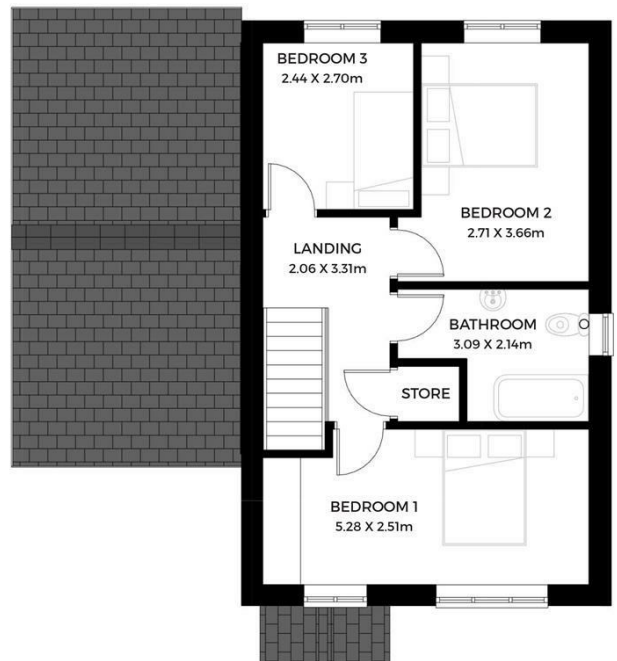
*The Grove*

*MORRIS*  
*Morcia*

**GROUND FLOOR:**



**FIRST FLOOR:**



**Cymru Estates Sales Office**

23a Llandeilo Road, Cross Hands,  
Llanelli, Dyfed, SA14 6NA

**Contact**

01269 846746  
crosshands@cymruestates.com  
www.cymruestates.com

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.