

Cymru
estates

Moreia



Plot 2 Lllys Moreia

Meinciau, kidwelly SA17 5LE

- 10 YEAR LABC STRUCTURAL WARRANTY
 - Integral Garage With Off Road Parking
 - Air Source Heat Pump & Underfloor Heating
- Carmarthen & Llanelli Approx 10 Miles In Either Direction
 - Village Location
- Three Bedrooms
 - Laid Lawns To Front And Rear Garden
 - Freehold Property
 - Ready for 2025
 - Featured Property

Asking Price £295,000 Freehold

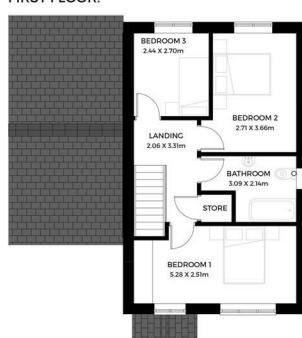
The Grove

*LLYS
Moreia*

GROUND FLOOR:



FIRST FLOOR:



GROVE

WANT HOME. SEAMLESSLY
TRADITION AND
MODERN COMFORTS.

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

DR:

n/diner and wc

and a family bathroom.

with off street parking and an
garden.

Dimensions 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 are an approximation of materials and finishes.

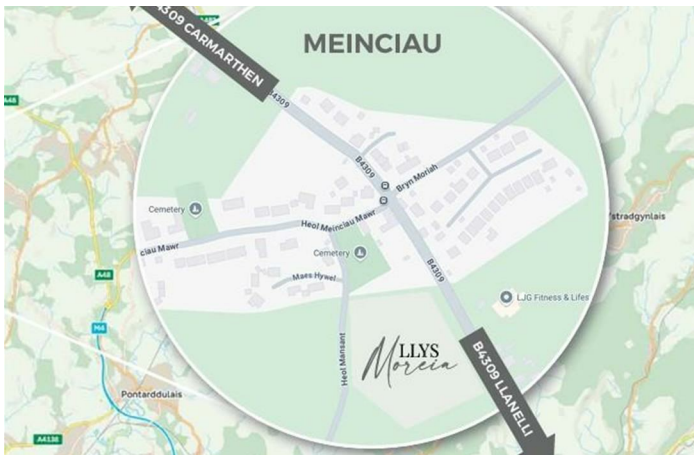
3 BEDROOMS Living area: 106 sq m / 1140 sq ft



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GROUND FLOOR

FIRST FLOOR



Location

Description

Nestled in the charming village of Meinciau, Kidwelly, this stunning new build at Llys Moreia combines modern living with a peaceful setting. Completed in 2025, this detached home features a contemporary design appealing to both families and professionals.

A spacious reception room provides the ideal space for relaxation or entertaining. The property offers three well-proportioned bedrooms and a thoughtfully designed bathroom for convenience and comfort.

A standout feature is the generous rear garden, with additional off-road parking and an integral garage to the front.

Meinciau is renowned for its scenic countryside and welcoming community, while still offering easy access to Carmarthen and Llanelli.

Hallway

13'1" x 6'7" approx

Living Room

13'1" x 10'2" approx

Kitchen / Dining Room

17'3" x 11'0" approx

Contemporary fully fitted kitchens

- Integrated eye level ovens
- Integrated dishwasher
- Integrated fridge freezer
- Induction hob with cooker hood
- 1 ½ bowl under-mounted sink

W.C. Cloakroom

7'3" x 3'9" approx

Landing

10'10" x 6'9" approx

Bedroom One

17'3" x 8'2" approx

Bedroom Two

12'0" x 8'10" approx

Bedroom Three

8'10" x 8'0" approx

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

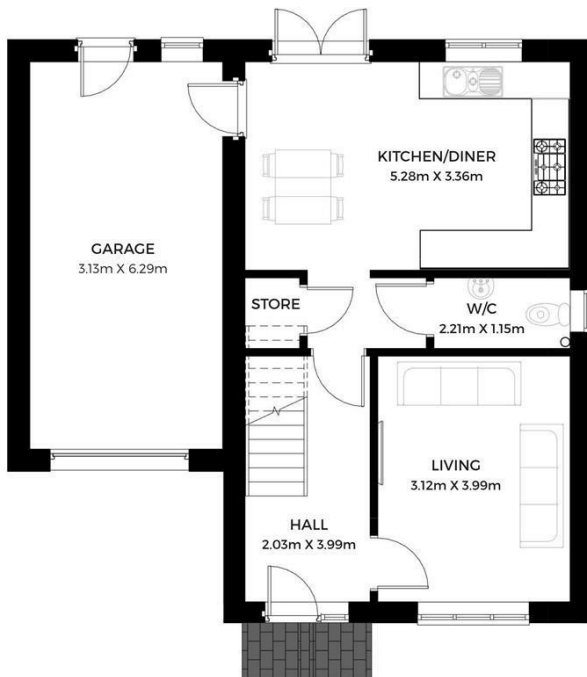
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.