

LLYS
Moreia



The Grove £295,000

Plot 2 'Llys Moreia', Heol Y Meinciau, SA17 5LE



Davies Craddock Estates are pleased to present for sale this stunning New Development 'Llys Moreia' in the village of Meinciau, nestled in the heart of Carmarthenshire.

Llys Moreia will boast Five Detached house types to suit your personal requirements. Providing the perfect retreat from the everyday hustle and bustle. An opportunity to enjoy modern living awaits within this stunning countryside one-of-a-kind home.

Initial homes to be ready : Approx. April-July 2025

For more information, please contact the office on 01554 779444 | estates@dcestates.co.uk

*CGI image and site plan are for illustration purposes only.

We encourage all potential buyers to register their interest as soon as possible to avoid disappointment

LLYS
Moreia

THE
DEVELOPMENT



THE GROVE

THIS ELEGANT HOME, SEAMLESSLY BLENDING TRADITION AND CONTEMPORARY COMFORTS.

This elegant new home, seamlessly blend traditional charm with contemporary comforts. These homes offer a harmonious balance of style and functionality, creating a relaxed yet sophisticated living environment.

GROUND FLOOR:

lounge, kitchen/diner and wc

FIRST FLOOR:

3 bedrooms and a family bathroom.

OUTDOORS:

Integral garage with off street parking and an ample rear garden.

*The dimensions and areas shown are approximate maximum and the precise measurements may vary. Please ask to see the drawings relative to the specific plot. Kitchen layouts are indicative only. This information is for guidance only and does not form part of any contract or constitute a warranty. All elevations are an approximation of materials and finishes.

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

LLYS
Morcia



PLOTS:
2, 5, 6, 10, 16, 17, 28, 29
LIVING AREA:
106 sq m / 1140 sq ft



GROUND FLOOR	
Kitchen/diner	5.28m x 3.36m
Living	3.12m x 3.99m
Hall	2.05m x 3.99m
W/C	2.21m x 1.15m
Garage	3.13m x 6.29m



FIRST FLOOR	
Bedroom 1	5.28 x 2.51m
Bedroom 2	2.71 x 3.66m
Bedroom 3	2.44 x 2.70m
Bathroom	3.09 x 2.14m

The Grove



SPECIFICATIONS

THE NEW HOMES BENEFIT FROM A 10 YEAR LABC STRUCTURAL WARRANTY.

We've detailed all the key specification in each room of each house type, so you can rest assured of the quality of your new home.



A quality finish

KITCHENS

- Contemporary fully fitted kitchens
- Integrated eye level ovens
- Integrated dishwasher
- Integrated fridge freezer
- Induction hob with cooker hood over
- 1 ½ bowl undermounted sink
- Utility room with space for appliances – where applicable

BATHROOMS AND EN-SUITES

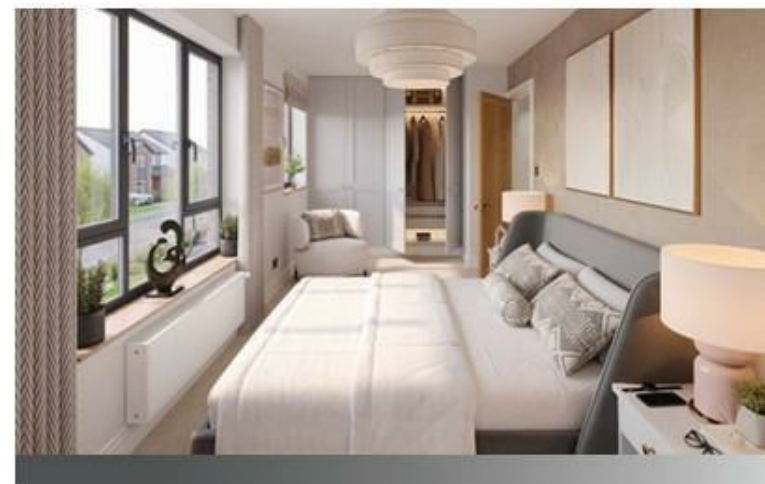
- White sanitaryware
- Basin with vanity unit
- Low level shower tray and contemporary glass shower screens
- Chrome lever action taps
- Tiles

INTERNALS

- Contemporary oak finish internal doors with polished chrome ironmongery
- Contemporary staircase with oak newel posts and handrails with satin white balustrades

HEATING SYSTEM

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



EXTERNALS

- Concrete tile roof covering with integrated solar panels (Air source heat pumps and underfloor heating)
- uPVC double glazed windows and doors finished in anthracite grey
- Low maintenance uPVC fascias and soffits
- Coloured render and facing brickwork to external walls
- Concrete slabs to patio areas
- Laid lawns to front and rear gardens
- Outside tap, power point and lighting
- Provision for future EV charger



Est 1978

Davies Craddock Estates

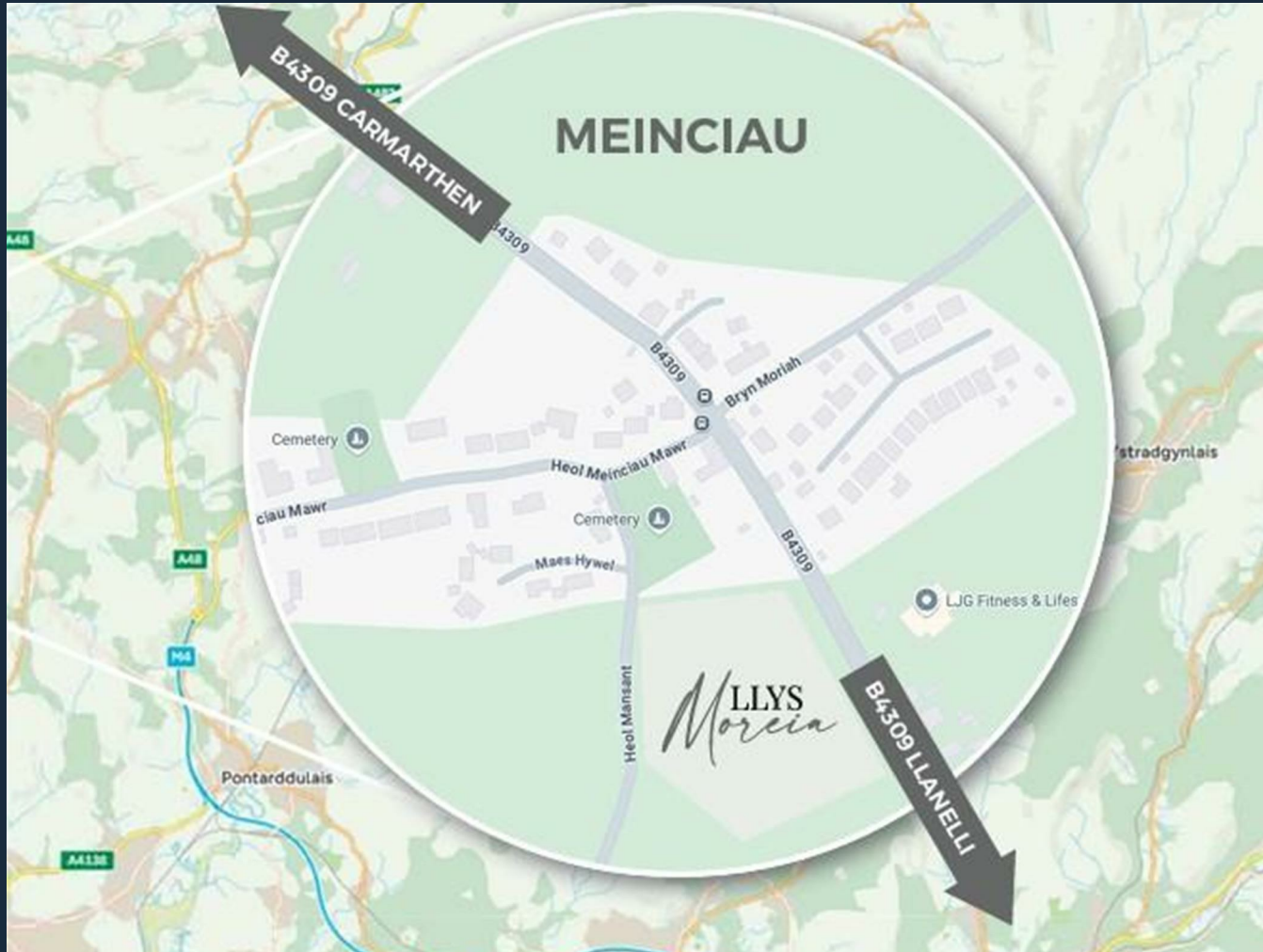
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Est 1978



- New Development
- Detached Property
- Integral Garage With Off Street Parking
- Lounge * Kitchen/Diner
- The Bedrooms
- Rear Enclosed Garden
- Predicted EPC : B
- Council Tax : TBC
- Living Area : 106m2
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. A Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.