

LLYS  
*Moreia*



*The Plas*

The Plas      £395,000  
Plot 14, Llys Moreia, Heol Y Meinciau, SA17 5LE

4 2 1 B





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](mailto:estates@dcestates.co.uk)

LLYS  
*Moreia*

THE  
DEVELOPMENT





# THE PLAS

THIS BEAUTIFUL HOME OFFERS STYLE AND FUNCTIONALITY WITH SPACIOUS LIVING AREAS.

Make your dreams a reality with these beautifully designed homes. Each home offers a perfect combination of style and functionality, featuring spacious living areas, modern amenities, and a distinctive personality.

## GROUND FLOOR:

lounge, kitchen/diner, wc and utility room.

## FIRST FLOOR:

4 bedrooms and a family bathroom.

## OUTDOORS:

Detached 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.

**4 BEDROOMS** Living area: 120 sq m / 1292 sq ft

*M*LLYS  
*Moreira*



**PLOTS:**  
14, 15, 30  
**LIVING AREA:**  
120 sq m / 1292 sq ft



## GROUND FLOOR

Kitchen/diner	3.60m X 6.51m
Utility	2.22m X 2.10m
Living	3.60m X 6.51m
Hall	2.21m X 2.27m
W/C	1.10m X 1.90m



## FIRST FLOOR

Bedroom 1	3.48 X 3.26m
Bedroom 2	3.60 X 3.28m
Bedroom 3	3.60 X 3.12m
Bedroom 4	2.35 X 2.64m
Bathroom	3.72 X 3.13m





# 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

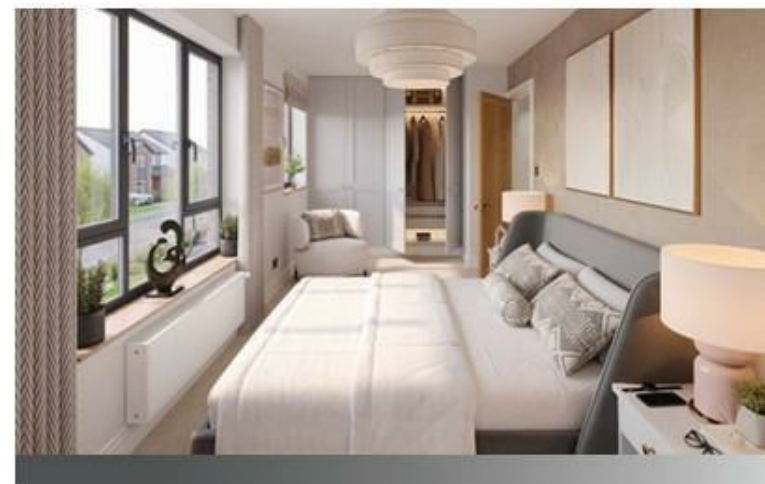
- White sanitaryware
- Basin with vanity unit
- Low level shower tray and contemporary glass shower screens
- Chrome lever action taps
- Tiles

## 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

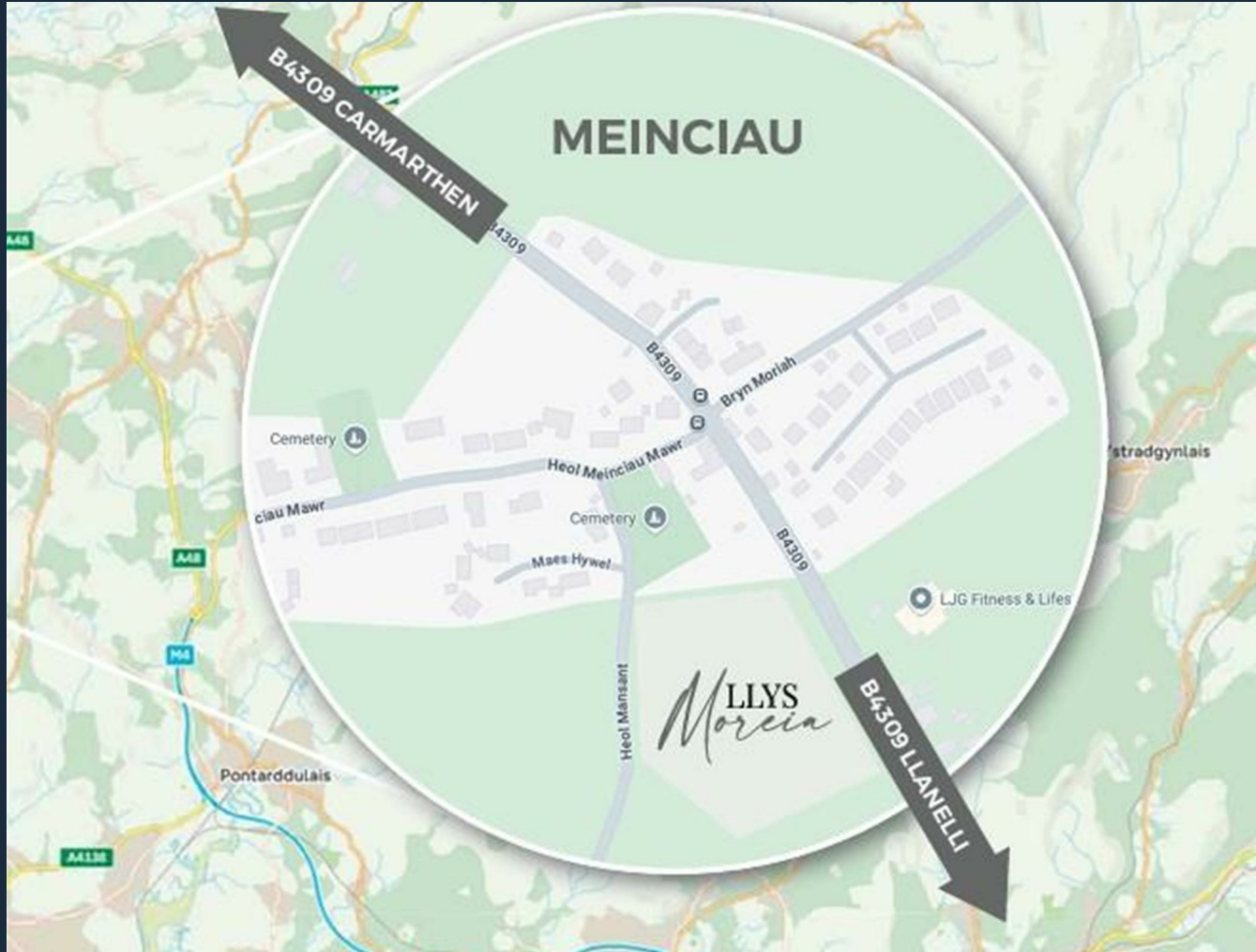
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www.daviescraddock.co.uk



Est 1978



- New Development
- Detached Property
- Detached Garage With Off Street Parking
- Lounge
- Kitchen/Diner
- Rear Enclosed Garden
- Predicted EPC : B
- Council Tax : TBC
- Living Area : 120m2
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	

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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.