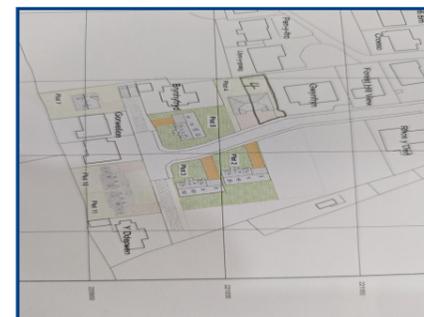


**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

**New Dev At Plasydderwen
Meidrim
Carmarthen
Carmarthenshire.**

Offers In Region Of **£225,000**



- Exciting New Build Semi Detached 2 Bed Bungalows
- Quiet Picturesque Rural Village Location
- Elevated Position With Delightful Rural Views
- Anticipated Completion Late 2025
- Constructed By HJO Developments Ltd - Triple Award Winners
- High Quality Build & Fittings Throughout
- Hall, Kitchen/Diner, Living Room, 2 Beds, Bath
- Level Plots With Ample Parking & Gardens
- 8 Miles Carmarthen & Easy Access To Pembro Beaches
- hjodevelopments.co.uk For Examples Of Their Work

Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

**** EXCITING NEW RESIDENTIAL DEVELOPMENT HAVING A LOVELY PICTURESQUE SETTING ONLY 8 MILES FROM CARMARTHEN****

A pair of brand new 2 bedroom semi detached bungalows with completion anticipated late 2025 located on an elevated estate within the village of Meidrim having delightful rural views, nestled in the heart of Carmarthenshire. Ideal opportunity to enjoy modern day living. having easy access to Pembrokeshire coastline with lovely sandy

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

Property Description

** EXCITING NEW RESIDENTIAL DEVELOPMENT UNDERTAKEN BY HJO DEVELOPMENTS REPUTABLE TRIPLE AWARD WINNING DEVELOPERS**- QUIET RURAL VILLAGE LOCATION YET EASILY ACCESSIBLE TO ALL AMENITIES AND THE PEMBROKESHIRE COASTLINE WITH LOVELY SANDY BEACHES **- These brand new semi detached bungalows provide executive, energy efficient homes enjoying fine country views, which boasts beautiful mountains and country walks, being only 15 minutes drive from Carmarthen. The homes are beautifully crafted with each property constructed using contemporary energy efficient designs, finished to a high specification throughout with quality finishes that make these homes stand out from the rest. <https://hjodevelopments.co.uk/>

The properties should reach completion by late 2025 and will offer luxurious well appointed accommodation with full oil fired central heating system and double glazed windows. Will provide entrance hallway, living room, kitchen/diner, 2 bedrooms and bathroom. Outside will provide generous sized plots with car parking driveway with level rear gardens to relax and enjoy.

The plots are located on part of an elevated residential estate of different style properties with delightful views enjoyed across surrounding countryside. The village of Meidrim offers junior school and public house, being only 5 minutes drive to the township of St Clears offering a good range of amenities and facilities including schooling, shops, leisure centre and the carriageway giving easy access to the Pembrokeshire coastline with lovely sandy beaches and coves. The town of Carmarthen is approx. 8 miles away again offering excellent amenities including modern shopping and cinema, rail station, schooling and the M4 connection. CTFNEW

Entrance Hall

Double glazed front entrance door, radiator, doors to:

Living Room (14' 9" x 11' 2") or (4.50m x 3.40m)

Radiator.

Kitchen/Diner (11' 2" x 7' 10") or (3.40m x 2.40m)

Bespoke fitted luxury kitchen will be fitted to include all appliances within the PC sum authorised by the developers.

Bedroom 1 (14' 9" x 8' 4") or (4.50m x 2.55m)

Radiator.

Bedroom 2 (12' 10" x 10' 0") or (3.91m x 3.06m)

Radiator.

Bathroom (6' 11" x 5' 3") or (2.10m x 1.60m)

Luxury modern suite will be fitted with a PC sum agreed with the developers.

Outside

Generous sized plots with front car parking driveway and rear lawn garden/patio to relax and enjoy.

PC sum allowance

The developers will provide a PC sum allowance for both kitchen and bathroom suites. This can be negotiated between both seller and buyer with options and input.

EPC

To be confirmed.

HJO DEVELOPMENTS LTD

Please click on the attached link to to view examples of the high quality of workmanship conducted by the triple award winning team. <https://hjodevelopments.co.uk/>

<https://www.dropbox.com/scl/fo/fg0suf80zblpqh0pgqs3/h?rlkey=hqdzko0wv02nvy0ec7awyqxp&st=nxb7ntgb&dl=0>

Photos Shown

Photos shown on the brochures are examples and designs of similar properties constructed by HJO Developments Ltd.

Broadband and Mobile phone

There is super fast broadband available in the area. There is mobile phone coverage in the area please check with your provider.

Services

Mains electricity, mains water, mains drainage, oil fired central heating and double glazing.

Tenure

Freehold

Directions

From Carmarthen proceed West on the main A40 carriageway towards St Clears and continue along for 3.5 miles passing the show ground on your left and take the next right turning signposted Meidrim. Proceed across the carriage way and follow around for a short distance and take the next right turning at small junction signposted Meidrim. Continue along this road for approx. 5 miles until arriving at Meidrim. Upon entering the village take the first right turning at small junction signposted Dre Fach road. Continue along and the entrance leading up to the estate will be found further along on the right. Proceed up into the estate and the plots will be found further up on the right.

