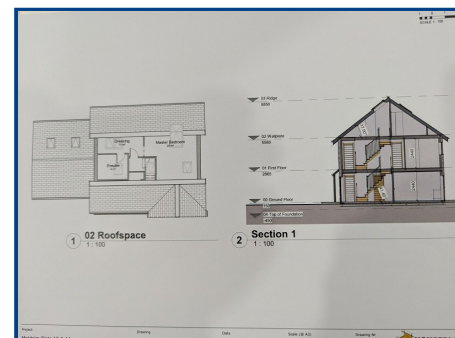
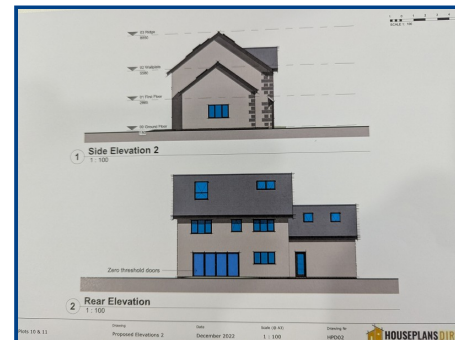




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

New Dev At Plasydderwen Meidrim Carmarthen Carmarthenshire.

Offers In Region Of **£410,000**



- Exciting Modern New Build 3/4 Bed (2 En Suite) Homes
- Quiet Picturesque Rural Setting & Easily Accessible
- Elevated Position With Delightful Rural Views
- Low Running Costs & High Efficiency Rating Luxury Family Homes
- Integral Garage & Useful Office Area Over
- Air Source Heating & High End Workmanship/Fittings
- Hall, 3 Rec Rooms, Kitchen/Diner, Utility, Study, WC
- First Floor - 3 Bedrooms (2 En Suites), Bathroom
- hjodevelopments.co.uk For Examples Of Their Work
- HJO Developments Ltd Reputable Triple Award Winners

General Description

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

New detached 3 bed (2 en suite) family homes located on an elevated estate within the village of Meidrim commanding delightful views nestled in the heart of Carmarthenshire. Ideal opportunity to enjoy modern day living providing the perfect retreat. having easv access to Pembrokeshire coastline with lovely sandv beaches.

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.

Tel: **01267 230 645**

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

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

New Dev At Plasydderwen, Meidrim, Carmarthen, Carmarthenshire.

Property Description

**** EXCITING NEW RESIDENTIAL DEVELOPMENT - UNDERTAKEN BY HJO DEVELOPMENTS LTD - 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 detached houses will provide executive, energy efficient homes enjoying fine country views, with 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 will offer luxurious well appointed accommodation with a high 'A' rated energy rating predicting low running costs, including air source heating and double glazed windows. The accommodation will provide entrance hallway, living room, study, WC, Utility, spacious kitchen/diner. First Floor will provide 3 bedrooms (two with en suite facilities) and family bathroom. There is an option by separate negotiation to include a master suite with en suite facility on the second floor. Also included is an integral garage with stairs leading up to office/workroom over being an ideal place to work from home. Outside will provide generous sized plots with car parking driveway and 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

Spacious hall with stairs to first floor, doors to: **Living Room (14' 9" x 9' 10") or (4.50m x 3.0m)** Most spacious room with window to front, doors to:

Kitchen (12' 6" x 10' 10") or (3.80m x 3.30m) Modern bespoke fitted kitchen will be fitted with an agreed PC sum agreed with the developer. doors to rear garden, door to:

Dining Room (18' 1" x 2' 7") or (5.50m x 0.80m)
Utility Room (4' 11" x 5' 11") or (1.50m x 1.80m)

Door to:
Study (8' 10" x 5' 11") or (2.70m x 1.80m)
Window to front.
Integral Garage (19' 0" x 16' 9") or (5.80m x 5.10m)

Up and over door, rear exterior door, stairs to:
Office (16' 9" x 9' 10") or (5.10m x 3.0m)
Ideal as home office or workroom.

Separate WC

With wash basin and WC.

First Floor Landing

Doors to:
Bedroom 1 (13' 1" x 9' 6") or (4.0m x 2.90m)
Window to rear, built in wardrobe, door to:

New Dev At Plasydderwen, Meidrim, Carmarthen, Carmarthenshire.

En-Suite Shower Room

Modern suite to be installed with an agreed PC sum allowance including shower cubicle, WC, wash basin.

Bedroom 2 (13' 1" x 11' 6") or (4.0m x 3.50m)
Window to rear, built in wardrobe, door to:

En-Suite Shower Room
Modern suite to be installed to an agreed PC sum with the developer including shower cubicle, wash basin and WC.

Bedroom 3 (12' 1" x 11' 6") or (3.69m x 3.50m)
Window to front, built in wardrobe.

Bathroom (9' 6" x 8' 10") or (2.90m x 2.70m)
Modern suite to be installed with an agreed PC sum agreed by the developer.

Please Note
There is an option to include an additional fourth master bedroom suite with en suite on the second floor by separate negotiation.

Outside
Car parking driveway to front of property with level garden/patio to rear for family entertaining and relaxing.

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

Services
Mains electricity, mains water, mains gas, mains drainage, air source heating.

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 carraigeway 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.

