
**EST.
1972**

THORNES

**ESTATE
AGENTS**

13 MURRAY STREET, LLANELLI, CARMARTHENSHIRE SA15 1AQ
Tel. 01554 757654 : Fax. 01554 756741 : Email: info@thornesllanelli.co.uk
VIEW ALL OUR PROPERTIES AT: www.thornesllanelli.co.uk

**103 HENDRE ROAD, LLANGENNECH, LLANELLI,
CARMARTHENSHIRE SA14 8TH**



OFFERS IN THE REGION OF £99,950

- **MID TERRACE PROPERTY**
- **CONVENIENTLY SITUATED FOR ACCESS TO M4 MOTORWAY**
- **LOUNGE**
- **KITCHEN**
- **3 BEDROOMS**
- **BATHROOM**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**
- **OFF STREET PARKING**

103 HENDRE ROAD (cont'd)

A mid terrace property conveniently situated (edged RED on attached plan) within easy access of M4 Motorway and within 5 ½ miles of Llanelli town centre and Trostre Retail Park. The property has an enclosed front garden and rear garden with off-street parking for two vehicles.

GROUND FLOOR

PORCH – UPVC double glazed entrance door.

ENTRANCE HALL – Radiator. Staircase leading to first floor.

LOUNGE – 3.65m(12'0") x 6.63m(21'9") (overall). 2 Radiators. Gas fire with back boiler. UPVC double glazed window. Internal window. Storage cupboard.

KITCHEN – 4.55m(14'11") x 3.03m(10'0"). Radiator. Tiled floor. Range of base units and wall cupboards incorporating 1 ½ basin sink unit, free-standing electric cooker and electric hob with extractor fan above.

Partially tiled walls. UPVC double glazed window. Door leading to:-

PORCH – UPVC double glazed windows. UPVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING.

BACK BEDROOM – 5.48m(18'0") x 2.89m(9'6"). Radiator. UPVC double glazed window. Fitted wardrobes.

FRONT BEDROOM – 3.95m(13'0") x 2.46m(8'1") (overall). Radiator. Fitted wardrobes.

FRONT BEDROOM – 2.89m(9'6") x 2.01m(6'7"). Fitted wardrobe. UPVC double glazed window.

BATHROOM – Bath with shower above, wash hand basin and W.C. Partially tiled walls. UPVC double glazed window. Airing cupboard. Radiator.

OUTBUILDINGS – SHED.

EXTERIOR – The property has an enclosed front garden with rear garden and off-street parking for two vehicles.

TENURE – Freehold (to be confirmed).

COUNCIL TAX BAND – 'C'

VIEWING - Strictly by appointment with THORNES.



PLEASE NOTE: Neither services nor appliances tested by Agent. THORNES for themselves and for the Vendors or Lessors of the property whose agents they are give notice that:

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the a contract.
2. No person in the employment of THORNES has any authority to make or give any representation or warranty whatever in relation to this report.



"Thornes" is the trading name of Thornes Limited registered in Wales.
Company Registration Number 6544831.



103 HENDRE ROAD (cont'd)

Energy Performance Certificate

103, Hendre Road
 Llangennech
 LLANELLI
 SA14 8TH

Dwelling type: Mid-terrace house
 Date of assessment: 15 December 2011
 Date of certificate: 16 December 2011
 Reference number: 8269-6022-9109-5455-9992
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 69 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

England & Wales
EU Directive 2002/91/EC
 The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environment Impact (CO₂) Rating

England & Wales
EU Directive 2002/91/EC
 The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	409 kWh/m ² per year	170 kWh/m ² per year
Carbon dioxide emissions	6.9 tonnes per year	2.9 tonnes per year
Lighting	£99 per year	£46 per year
Heating	£783 per year	£462 per year
Hot water	£459 per year	£113 per year

You could save up to £707 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.
 This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Page 1 of 6