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AGENTS**

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**110 OAKLANDS, SWISS VALLEY, LLANELLI,  
CARMARTHENSHIRE SA14 8DL**



**OFFERS IN THE REGION OF £115,000**

- **DETACHED BUNGALOW**
- **SITUATED ON THE POPULAR ESTATE OF SWISS VALLEY PARK**
- **LOUNGE**
- **KITCHEN**
- **2 BEDROOMS**
- **BATHROOM**
- **GARAGE**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**

**110 OAKLANDS, SWISS VALLEY PARK,  
LLANELLI (cont'd)**

VIEWING - Strictly by appointment with  
THORNES.

A detached bungalow situated on the popular estate of Swiss Valley Park (edged RED on attached plan) and within walking distance of Swiss Valley Community Primary School. The property has an enclosed front garden with drive alongside leading to garage and side entrance leading to rear garden and enjoys panoramic views of Llanelli town and the Burry Estuary.

**ACCOMMODATION**

**ENTRANCE HALL** – UPVC double glazed entrance door and side screen. Radiator. Timber window.

**LOUNGE** – 6.00m(19'8") x 3.68m(12'1"). Radiator. Coal effect gas fire in tiled surround.

**KITCHEN** – 3.14m(10'4") x 3.11m(10'3"). Range of base units and wall cupboards incorporating 1 ½ basin sink unit. Airing cupboard. Partially tiled walls. UPVC double glazed door leading to rear garden. UPVC double glazed window.

**BACK BEDROOM** – 4.33m(14'3") x 3.14m(10'4"). Radiator. UPVC double glazed window.

**BACK BEDROOM** – 3.20m(10'6") x 2.72m(9'0"). Radiator. UPVC double glazed window.

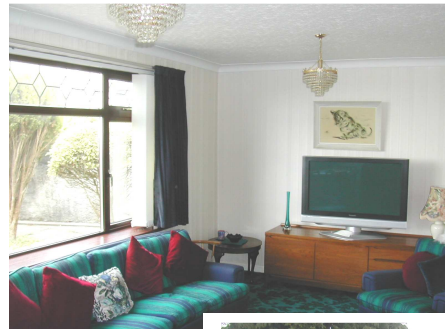
**BATHROOM** – Bath, wash hand basin and W.C. UPVC double glazed window. Partially tiled walls. Radiator.

**OUTBUILDINGS** - GARAGE and SHED.

**EXTERIOR** – Enclosed front garden with drive alongside leading to garage and side entrance leading to rear garden.

**TENURE** – Freehold (to be confirmed).

**COUNCIL TAX BAND** 'C'



**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.



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# Energy Performance Certificate



110, Oaklands  
LLANELLI  
SA14 8DL

Dwelling type: Detached bungalow  
Date of assessment: 13 May 2010  
Date of certificate: 13 May 2010  
Reference number: 8409-9977-3529-2696-1503  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 70 m<sup>2</sup>

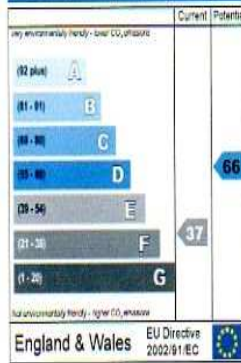
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

## Energy Efficiency Rating



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.

## Environmental Impact (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	513 kWh/m <sup>2</sup> per year	246 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	6.0 tonnes per year	2.9 tonnes per year
Lighting	£46 per year	£36 per year
Heating	£793 per year	£451 per year
Hot water	£253 per year	£102 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs or carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, 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.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving 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.