
**EST.
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THORNES

**ESTATE
AGENTS**

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**11 CAMPBELL STREET, LLANELLI,
CARMARTHENSHIRE SA15 2BW**



OFFERS IN THE REGION OF £77,500

- **MID TERRACE PROPERTY**
- **CONVENIENTLY SITUATED WITHIN EASY ACCESS OF TOWN CENTRE & MILLENNIUM COASTAL PARK**
- **2 RECEPTION ROOMS**
- **KITCHEN**
- **BATHROOM**
- **3 BEDROOMS**
- **OFF ROAD PARKING**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**

11 Campbell Street, Llanelli (Cont'd)

A well presented mid terrace property situated (edged RED on attached plan) in a convenient location for easy access to town centre and the Millennium Coastal Park. The property abuts the pavement at the front and has a rear paved garden with car hard-standing and rear lane access.

GROUND FLOOR

ENTRANCE HALL – UPVC double glazed entrance door. Laminate flooring. Radiator. Staircase leading to first floor.

DINING ROOM – 3.05m(10'0") x 3.81m(12'6"). Radiator. Laminate flooring. UPVC double glazed window.

LOUNGE – 3.86m(12'8") x 3.64m(12'0"). Radiator. UPVC double glazed window. Laminate flooring. Fireplace with gas coal effect fire. Partially panelled walls.

KITCHEN – 4.59m(15'1") x 2.65m(8'9"). Radiator. Storage cupboard. Laminate flooring. UPVC double glazed window. Range of base units and wall cupboards incorporating 1 ½ basin sink unit, gas oven and gas hob. Gas combi boiler. Panelled ceiling. Partially tiled walls.

INNER HALL – Storage cupboard. Tiled floor. UPVC double glazed door leading to rear garden.

BATHROOM – Bath and wash hand basin. Radiator. Tiled floor and tiled walls. UPVC double glazed window.

SEPARATE W.C. – W.C. UPVC double glazed window. Tiled floor. Tiled walls.

FIRST FLOOR

LANDING – UPVC double glazed window.

FRONT BEDROOM – 3.73m(12'3") x 2.98m(9'10"). Radiator. Fitted wardrobes. UPVC double glazed window.

BACK BEDROOM – 3.39m(11'2") x 3.06m(10'1"). Radiator. UPVC double glazed window.

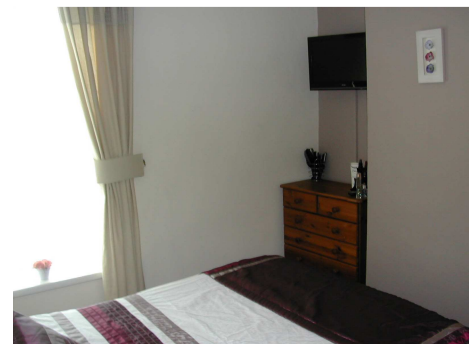
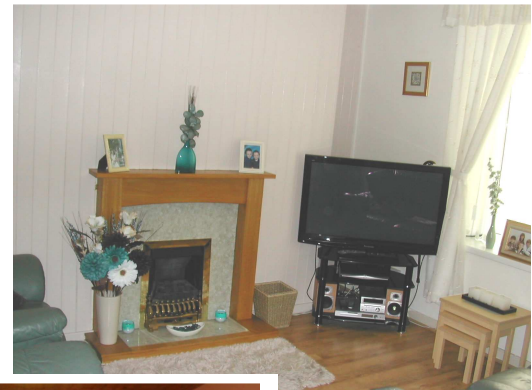
FRONT BEDROOM – 2.71m(8'11") x 2.21m(7'3"). Radiator. UPVC double glazed window.

OUTBUILDINGS – 2 SHEDS.

EXTERIOR – The property abuts the pavement at the front and has a rear paved garden with rear lane access and off road parking.

TENURE – Freehold (to be confirmed).
COUNCIL TAX BAND – 'B'

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.



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Energy Performance Certificate

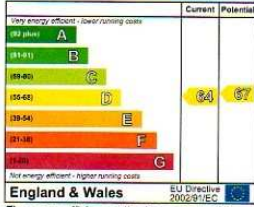


11, Campbell Street
LLANELLI
SA15 2BW

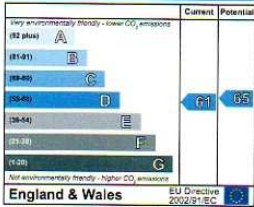
Dwelling type: Mid-terrace house
Date of assessment: 26 April 2011
Date of certificate: 27 April 2011
Reference number: 8839-6124-8960-8836-9922
Type of assessment: RdSAP, existing dwelling
Total floor area: 93 m²

The 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



Environment Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC

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.

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	222 kWh/m ² per year	204 kWh/m ² per year
Carbon dioxide emissions	4.0 tonnes per year	3.6 tonnes per year
Lighting	£51 per year	£51 per year
Heating	£648 per year	£605 per year
Hot water	£96 per year	£85 per year

You could save up to £54 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 practise. 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.

