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**11 GLENALLA ROAD, LLANELLI,  
CARMARTHENSHIRE SA15 1EE**



**OFFERS IN THE REGION OF £110,000**

- **TRADITIONAL STYLE MID TERRACE PROPERTY**
- **IDEALLY SITUATED IN POPULAR LOCATION ON EDGE OF TOWN CENTRE**
- **2 RECEPTION ROOMS**
- **KITCHEN**
- **UTILITY ROOM**
- **SHOWER ROOM**
- **3 BEDROOMS**
- **BATHROOM**
- **DOUBLE GARAGE**
- **NO. OF UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**

## **11 GLENALLA ROAD (cont'd)**

A traditional style mid terrace property ideally situated (edged RED on attached plan) in a popular location on edge of town centre. The property has an enclosed forecourt and easy to maintain rear garden with double garage and rear lane access.

### **GROUND FLOOR**

**PORCH** – Tiled floor. Timber leaded light glass door leading to:-  
**ENTRANCE HALL** – Staircase leading to first floor. Radiator. Storage cupboard.  
**LOUNGE** – 7.79m(25'7") x 3.68m(12'1") (overall). 2 Radiators. Bay window to front elevation and window to rear elevation. Feature fireplace with coal effect gas fire.  
**SITTING ROOM** – 4.53m(14'11") x 3.90m(12'10") (into bay). Radiator. Bay window. Fireplace with log effect gas fire.  
**KITCHEN** – 4.09m(13'5") x 3.08m(10'2"). Radiator. 2 Windows. Tiled floor. Partially tiled walls. Range of base units and wall cupboards incorporating 1 ½ basin sink unit with waste disposal unit, built-in electric double oven and gas hob with extractor fan above. Gas boiler.  
**UTILITY ROOM** – 3.51m(11'6") x 1.82m(6'0"). Tiled floor. Sink unit. Radiator. Door leading to rear garden. Plumbing for washing machine. UPVC double glazed door leading to side garden.  
**SHOWER ROOM** – W.C. and wash hand basin. Tiled floor. Tiled walls. Electric shower. UPVC double glazed window.

### **FIRST FLOOR**

**LANDING** – Airing cupboard.  
**FRONT BEDROOM** – 5.07m(16'8") x 3.10m(10'2"). 2 Radiators. 2 UPVC double glazed windows.  
**BACK BEDROOM** – 3.49m(11'5") x 3.06m(10'1"). Radiator. UPVC double glazed window.

**BACK BEDROOM** – 2.99m(9'10") x 3.15m(10'4"). Radiator. UPVC double glazed window.

**BATHROOM** – Bath, wash hand basin and W.C. Walls partially tiled. UPVC double glazed window.

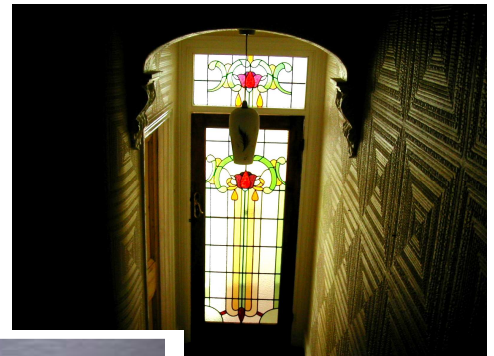
**OUTBUILDINGS** – Large double garage opening onto rear lane.

**EXTERIOR** – The property has an enclosed gravelled forecourt with rear paved garden.

**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.



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# 11 GLENALLA ROAD (cont'd)

**Energy Performance Certificate**

11, Glenalla Road  
LLANELLI  
SA15 1EE

Dwelling type: Mid-terrace house  
Date of assessment: 20 August 2010  
Date of certificate: 23 August 2010  
Reference number: 0772-2890-6969-9120-2671  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 113 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**

Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Current: 31  
Potential: 31

**Environment Impact (CO<sub>2</sub>) Rating**

Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

Current: 56  
Potential: 49

**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 (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	362 kWh/m <sup>2</sup> per year	272 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	6.9 tonnes per year	5.2 tonnes per year
Lighting	£70 per year	£70 per year
Heating	£1020 per year	£793 per year
Hot water	£178 per year	£127 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 data 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.

