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**ESTATE  
AGENTS**

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**11 NEW STREET, MORFA, LLANELLI,  
CARMARTHENSHIRE SA15 2BS**



**OFFERS IN THE REGION OF £88,750**

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

## 11 NEW STREET (cont'd)

A mid terrace property conveniently situated (edged RED on attached plan) within easy access of the Millennium Coastal Park and town centre. The property abuts the pavement at the front and has a rear garden with rear lane access.

### GROUND FLOOR

**PORCH** – UPVC double glazed entrance door. Radiator. Laminate flooring.

**LIVING ROOM** – 3.60m (11'10") x 2.82m (9'3"). Radiator. UPVC double glazed window. Laminate flooring.

**LOUNGE** – 3.56m (11'8") x 5.05m (16'7"). Radiator. UPVC double glazed window. Laminate flooring. Staircase leading to first floor. Storage cupboard. Fireplace with electric fire.

**KITCHEN** – 7.32m (24'0") x 2.41m (7'11"). 2 Radiators. 2 UPVC double glazed windows. Tiled floor. Partially tiled walls. Range of base units and wall cupboards incorporating 1 ½ basin sink unit, electric oven and gas hob with extractor fan above and breakfast bar. UPVC double glazed door leading to rear garden.

**BATHROOM** – Bath, wash hand basin, shower cubicle. Tiled walls. Tiled floor. Radiator. UPVC double glazed window.

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

### FIRST FLOOR

**LANDING** – UPVC double glazed window.

**BACK BEDROOM** – 3.80m (12'6") x 2.74m (9'0"). Radiator. Laminate flooring. Fitted wardrobes (housing combi central heating boiler). UPVC double glazed window.

**FRONT BEDROOM** – 3.66m (12'0") x 2.56m (8'5"). Radiator. UPVC double glazed window. Laminate flooring.

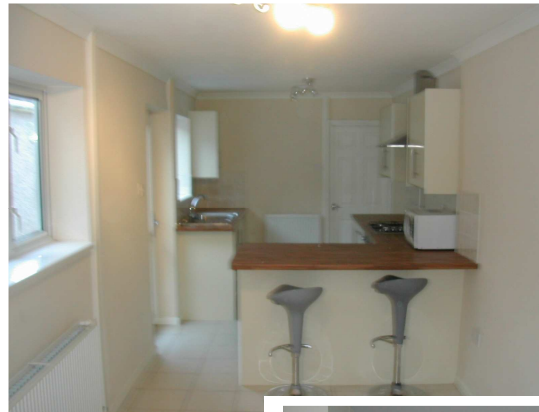
**FRONT BEDROOM** – 2.70m (8'11") x 2.05m (6'9"). Radiator. UPVC double glazed window. Laminate flooring.

## OUTBUILDINGS – SHED.

**EXTERIOR** – The property abuts the pavement at the front and has a rear garden with rear lane access.

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

**COUNCIL TAX BAND** – "B".



**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 New Street (cont'd)

**Energy Performance Certificate**

**11, New Street**  
 LLANELLI  
 SA15 2BS

Dwelling type: Mid-terrace house  
 Date of assessment: 16 January 2012  
 Date of certificate: 16 January 2012  
 Reference number: 9968-7068-6279-9142-7930  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 88 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
G	E

100% energy efficient - lower running costs  
 (92-100) **A**  
 (81-91) **B**  
 (69-80) **C**  
 (55-68) **D**  
 (39-54) **E**  
 (21-38) **F**  
 (1-20) **G**  
 Not energy efficient - higher running costs

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 (CO<sub>2</sub>) Rating

Current	Potential
C	E

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (92 plus) **A**  
 (81-91) **B**  
 (69-80) **C**  
 (55-68) **D**  
 (39-54) **E**  
 (21-38) **F**  
 (1-20) **G**  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

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 (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	232 kWh/m <sup>2</sup> per year	227 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.9 tonnes per year	3.8 tonnes per year
Lighting	£71 per year	£47 per year
Heating	£689 per year	£693 per year
Hot water	£84 per year	£64 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.