
**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

**124 SWANSEA ROAD, LLANELLI,
CARMARTHENSHIRE SA15 3BZ**



OFFERS IN THE REGION OF £73,000

- **MID TERRACE PROPERTY**
- **CONVENIENTLY SITUATED ON EDGE OF TOWN CENTRE**
- **LOUNGE**
- **KITCHEN**
- **SHOWER ROOM**
- **2 BEDROOMS**
- **GAS CENTRAL HEATING**

124 SWANSEA ROAD (cont'd)

A mid terrace property conveniently situated (edged RED on attached plan) on edge of town centre within walking distance of the new £60million regeneration development scheme currently underway that is said to help make Llanelli a major South Wales leisure destination. The property abuts the pavement at the front and has a rear paved garden with rear lane access.

GROUND FLOOR

PORCH – Timber entrance door. Tiled floor.

ENTRANCE HALL – Staircase leading to first floor. Radiator.

LOUNGE – 6.61m(21'8") x 3.60m(11'10"). Radiator. Aluminium window and UPVC double glazed window. Storage cupboard. Fireplace with gas fire.

KITCHEN – 4.22m(13'10") x 2.93m(9'7") Radiator. UPVC double glazed window. Storage cupboard. Range of base units incorporating 1 ½ basin sink unit. Partially tiled walls.

INNER HALL – Gas combi boiler. Timber door leading to rear garden. Storage cupboard.

SHOWER ROOM – Shower Cubicle (electric shower), wash hand basin. Radiator. UPVC double glazed window. Tiled floor.

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

FIRST FLOOR

LANDING – Timber window. Airing cupboard. Radiator.

FRONT BEDROOM – 4.60m(15'1") x 3.70m(12'2"). Two aluminium windows.

BACK BEDROOM – 2.79m(9'2") x 2.70m(8'10"). UPVC double glazed window.

OUTBUILDINGS – SHED.

EXTERIOR - The property abuts the pavement at the front and has a paved rear garden and rear lane access.

TENURE – Freehold (to be confirmed).

COUNCIL TAX BAND – B - £946.32 p.a.

VIEWING - Strictly by appointment with THORNES.



Energy Performance Certificate

124, Swansea Road
LLANELLI
SA11 3BZ

Dwelling type: Mid-terrace house
Date of assessment: 04 July 2011
Date of certificate: 04 July 2011
Reference number: 0549-6046-6293-6989-1990
Type of assessment: RGSAP, existing dwelling
Total floor area: 93 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		Environment Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	B	C
B	C	C	D
C	D	D	E
D	E	E	F
E	F	F	G
F	G	G	

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

	Current	Potential
Energy use	305 kWh/m ² per year	270 kWh/m ² per year
Carbon dioxide emissions	4.9 tonnes per year	4.3 tonnes per year
Lighting	£78 per year	£43 per year
Heating	£798 per year	£731 per year
Hot water	£80 per year	£80 per year

You could save up to £102 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.

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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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