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AGENTS**

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**147 OLD CASTLE ROAD, LLANELLI,  
CARMARTHENSHIRE SA15 2SW**



**OFFERS IN THE REGION OF £45,000**

- **MID TERRACE PROPERTY**
- **CONVENIENTLY SITUATED ON EDGE OF TOWN CENTRE**
- **2 RECEPTION ROOMS**
- **KITCHEN**
- **3 BEDROOMS**
- **IN NEED OF TOTAL MODERNISATION**

## 147 OLD CASTLE ROAD (cont'd)

A mid terrace property situated (edged RED) in a convenient location, on edge of town centre and within walking distance of the Millennium Coastal Park. The property abuts the pavement at the front and has a rear garden with rear lane access and is in need of total refurbishment.

### GROUND FLOOR

**ENTRANCE HALL** – Timber entrance door. Staircase leading to first floor. Storage cupboard. Pantry. Timber door leading to rear garden. Quarry tiled floor.  
**LIVING ROOM** – 4.03m(13'3") x 2.85m(9'4")(overall). Tiled fireplace. Timber window.  
**DINING ROOM** – 3.68m(12'1") x 2.79m(9'2"). Tiled fireplace. Timber window. Quarry tiled floor.  
**KITCHEN** – 3.46m(11'4") x 2.32m(7'8"). Tiled fireplace. Partially tiled walls. Timber window. Storage cupboards. Quarry tiled floor.

### FIRST FLOOR

**LANDING** – Timber window.  
**FRONT BEDROOM** – 3.75m(12'4") x 2.88m(9'6"). Tiled fireplace. Timber window.  
**BACK BEDROOM** – 3.12m(10'3") x 2.93m(9'8") (overall). Timber window.  
**BACK BEDROOM** – 2.84m(9'4") x 1.77m(5'10"). Timber window.

**OUTBUILDINGS** – W.C.

**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'

**VIEWING** - Strictly by appointment with THORNES.

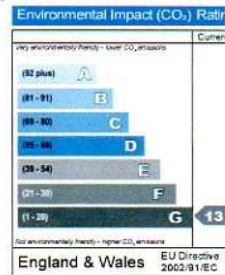
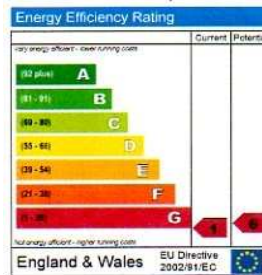


### Energy Performance Certificate

147, Old Castle Road  
LLANELLI  
SA15 2SW

Dwelling type: Mid-terrace house  
Date of assessment: 23-Feb-2011  
Date of certificate: 23-Feb-2011  
Reference number: 8002-9125-3429-2926-9293  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 80 m<sup>2</sup>

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



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.

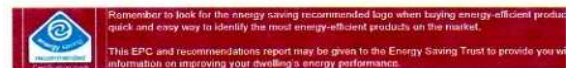
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

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

	Current	Potential
Energy use	865 kWh/m <sup>2</sup> per year	784 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	11 tonnes per year	10 tonnes per year
Lighting	£86 per year	£43 per year
Heating	£1630 per year	£1793 per year
Hot water	£701 per year	£314 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel and 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, but 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 change over time and energy saving recommendations will evolve.

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



**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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