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THORNES

**ESTATE
AGENTS**

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**166 FELINFOEL ROAD, LLANELLI,
CARMARTHENSHIRE SA15 3JT**



OFFERS IN THE REGION OF £99,000

- **MID TERRACE PROPERTY**
- **SITUATED IN CONVENIENT & POPULAR LOCATION WITHIN EASY ACCESS OF TOWN CENTRE**
- **LOUNGE/DINER**
- **KITCHEN**
- **2 BEDROOMS**
- **BATHROOM**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**

166 FELINFOEL ROAD (cont'd)

A well presented mid terrace property situated in a popular and convenient location just a mile from town centre and within easy access of Park Howard. The property has an enclosed forecourt with an entrance door (approached from Heol Goffa) at the side of the property and rear garden laid to lawn leading to garage and parking area.

GROUND FLOOR

PORCH – UPVC double glazed entrance door. Laminate flooring . UPVC double glazed windows.

KITCHEN – 4.26m(14'0") x 2.69m(8' 10"). Radiator. 3 UPVC double glazed windows. Tiled floor. Range of base units and wall cupboards incorporating 1 ½ basin sink unit, electric oven and electric hob with extractor fan above. Gas boiler housed in storage cupboard.

INNER HALL – Radiator. Laminate flooring Staircase leading to first floor and storage cupboard.

LOUNGE/DINER – 6.72m(22' 1") x 4.70m(15' 5"). 2 Radiators. Wood flooring. 2 UPVC double glazed windows. UPVC double glazed French doors leading to rear garden.

FIRST FLOOR

LANDING – Storage cupboards. UPVC double glazed window. Radiator.

FRONT BEDROOM – 4.70m(15' 5") x 3.04m(10' 0"). Radiator. 2 UPVC double glazed windows.

BACK BEDROOM – 4.38m(14' 5") x 2.75m(9' 1'). Radiator. UPVC double glazed window. Storage cupboard.

BATHROOM – 2.86m(9' 5") x 1.82(6' 0"). Bath, wash hand basin and W.C. Heated towel rail. UPVC double glazed window. Partially tiled walls. Laminate flooring.

OUTBUILDINGS – GARAGE.

EXTERIOR – The property has an enclosed forecourt with a side entrance door (leading from Heol Goffa) and an attractive rear garden leading to garage and parking area.

TENURE – Freehold (to be confirmed).

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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166 FELINFOEL ROAD (cont'd)

Energy Performance Certificate

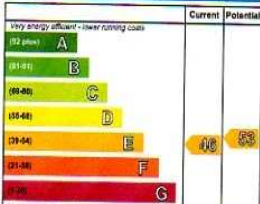


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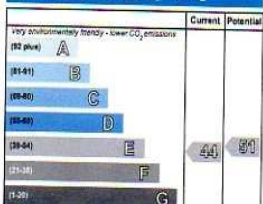
Dwelling type: End-terrace house
Date of assessment: 14 October 2011
Date of certificate: 14 October 2011
Reference number: 9246-3935-6250-9109-9864
Type of assessment: RdSAP, existing dwelling
Total floor area: 87 m²

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 (CO₂) Rating



England & Wales EU Directive 2002/91/EC

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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	349 kWh/m ² per year	299 kWh/m ² per year
Carbon dioxide emissions	5.7 tonnes per year	4.9 tonnes per year
Lighting	£74 per year	£48 per year
Heating	£1,014 per year	£903 per year
Hot water	£98 per year	£87 per year

You could save up to £150 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.

