
**EST.
1972**

THORNES

**ESTATE
AGENTS**

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**18 RICE STREET, LLANELLI,
CARMARTHENSHIRE SA15 1DD**



OFFERS IN THE REGION OF £97,500

- **MID TERRACE PROPERTY**
- **CONVENIENTLY SITUATED FOR ACCESS TO TOWN CENTRE**
- **LOUNGE/DINER**
- **KITCHEN**
- **BATHROOM**
- **3 BEDROOMS**
- **ATTIC ROOM**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GARAGE**

18 RICE STREET (cont'd)

An attractive and well presented mid terrace property conveniently situated (edged RED on attached plan) within easy access of town centre. The property abuts the pavement at the front and has a paved rear garden with garage and rear lane access.

GROUND FLOOR

PORCH – UPVC double glazed entrance door. Tiled floor.

ENTRANCE HALL – Radiator. Staircase leading to first floor. Laminate flooring. Storage cupboard.

LOUNGE/DINER – 6.35m(20'10") x 3.28m(10'9") (overall). 2 Radiators. Laminate flooring. UPVC double glazed window to front and UPVC double glazed French doors leading to rear garden.

Attractive fireplace with coal effect gas fire.

KITCHEN – 3.37m(11'1") x 2.82m(9'3").

Radiator. UPVC double glazed window. Walls partially tiled. Tiled floor. Range of base units and wall cupboards incorporating 1 ½ basin sink unit, gas hob and electric oven with extractor fan above.

INNER HALL – Tiled floor. UPVC double glazed door leading to rear garden.

BATHROOM – Bath, wash hand basin, W.C and shower cubicle. Tiled floor. Partially tiled walls. Radiator. UPVC double glazed window. Storage cupboard housing gas combi boiler.

FIRST FLOOR

LANDING – UPVC double glazed window. Staircase to attic room. Storage cupboard.

FRONT BEDROOM – 3.00m(9'10") x 2.90m(9'6") (overall). Radiator. UPVC double glazed window. Laminate flooring. Fitted wardrobes.

BACK BEDROOM – 2.88m(9'6") x 3.15m(10'4"). Radiator. UPVC double glazed window.

FRONT BEDROOM – 3.00m(9'10") x 1.79m(5'11"). Radiator. UPVC double glazed window.

ATTIC ROOM – 4.77m(15'8") x 4.09m(13'5"). 2 Velux Roof lights. Radiator. Number of storage cupboards.

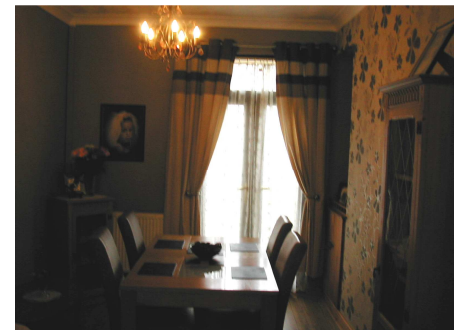
OUTBUILDINGS – GARAGE.

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

TENURE – Freehold (to be confirmed).

COUNCIL TAX BAND – "B".

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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18 RICE STREET (cont')

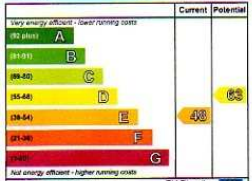
Energy Performance Certificate 

18, Rice Street
LLANELLI
SA15 1DD

Dwelling type: Mid-terrace house
Date of assessment: 08 September 2011
Date of certificate: 08 September 2011
Reference number: 0566-6089-0261-6159-8920
Type of assessment: RdSAP, existing dwelling
Total floor area: 97 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

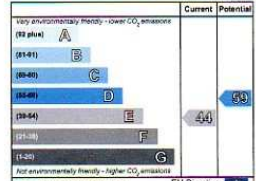


Very energy efficient - lower running costs
A (91-100)
B (81-90)
C (71-80)
D (61-70) **33**
E (51-60)
F (41-50)
G (31-40)

Not energy efficient - higher running costs
G

EU Directive 2002/91/EC

Environment Impact (CO₂) Rating



Very environmentally friendly - lower CO₂ emissions
A (10-15)
B (16-20)
C (21-25) **33**
D (26-30) **44**
E (31-35)
F (36-40)
G (41-45)

Not environmentally friendly - higher CO₂ emissions
G

EU Directive 2002/91/EC

England & Wales

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	356 kWh/m ² per year	232 kWh/m ² per year
Carbon dioxide emissions	6.3 tonnes per year	4.4 tonnes per year
Lighting	£92 per year	£50 per year
Heating	£1,019 per year	£741 per year
Hot water	£113 per year	£89 per year

You could save up to £344 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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