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AGENTS**

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**19 PENCAE TERRACE, LLANELLI,  
CARMARTHENSHIRE, SA15 1NZ**



**OFFERS IN THE REGION OF £89,995**

- **MID TERRACE PROPERTY**
- **SITUATED IN A CONVENIENT LOCATION**
- **LIVING ROOM**
- **DINING ROOM**
- **KITCHEN**
- **3 BEDROOMS**
- **BATHROOM**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**
- **GARAGE AT REAR**

**19 PENCAE TERRACE, LLANELLI (cont'd)**

A mid terrace property situated near the end of a cul-de-sac, in a convenient location, within walking distance of town centre and near Stebonheath School and Llanelli Football Ground (edged Red on attached plan). The property has enclosed front forecourt and paved area to rear with rear lane access and garage.

**GROUND FLOOR**

**PORCH** – UPVC double glazed door. Laminate floor. Timber door leading to:

**ENTRANCE HALL** – Laminate floor. Radiator. Staircase leading to first floor.

**DINING ROOM** – 3.73m (12' 3") x 3.03m (10') Radiator. Upvc double glazed window. Gas fire.

**LIVING ROOM** – 3.71m (12' 2") x 4.17m (13' 8") into alcove. Radiator. Upvc double glazed window. Gas fire. Storage cupboard. Laminate floor.

**KITCHEN** – 2.98m (9'10") x 2.19m (7'2") Radiator. Timber door leading to rear garden. Range of base units and wall cupboards. 1½ basin sink unit. Upvc double glazed window. Vinyl floor.

**FIRST FLOOR**

**LANDING**

**FRONT BEDROOM** – 3.78m (12'5") x 3.19m (10'6") Radiator. Upvc double glazed window.

**BACK BEDROOM** – 3.00m (9'10") x 3.38m (11'1") into alcove. Radiator. Upvc double glazed window.

**FRONT BEDROOM** – 2.86m (9'5") x 1.90m (6'3") Radiator. Upvc double glazed window.

**BATHROOM** – Bath (shower above). Wash hand basin and W.C. Upvc double glazed window. Airing cupboard. Tiled walls. Radiator.

**EXTERIOR** – Enclosed forecourt and easy to maintain partially paved area to rear garden.

**OUTBUILDINGS – GARAGE**

**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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## Energy Performance Certificate

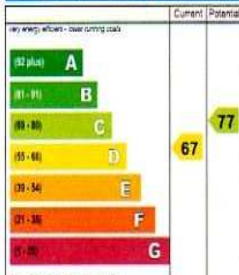


19, Pencae Terrace  
LLANELLI  
SA15 1NZ

Dwelling type: Mid-terrace house  
Date of assessment: 19 April 2010  
Date of certificate: 19-Apr-2010  
Reference number: 9018-6059-6274-7840-9624  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 82 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.

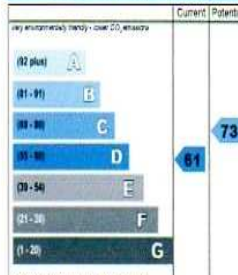
### Energy Efficiency Rating



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.

### Environmental Impact (CO<sub>2</sub>) Rating



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	268 kWh/m <sup>2</sup> per year	184 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.7 tonnes per year	2.5 tonnes per year
Lighting	£53 per year	£42 per year
Heating	£556 per year	£396 per year
Hot water	£116 per year	£97 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 temperature, 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.

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



Remember to look for the energy saving 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.