
**EST.
1972**

THORNES

**ESTATE
AGENTS**

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**19 HEOL DANIEL, FELINFOEL, LLANELLI,
CARMARTHENSHIRE SA14 8AL**



OFFERS IN THE REGION OF £89,995

- **SEMI DETACHED PROPERTY**
- **WITHIN EASY ACCESS OF PRINCE PHILIP HOSPITAL,
PRIMARY & COMPREHENSIVE SCHOOLS**
- **LOUNGE**
- **KITCHEN**
- **DINING ROOM**
- **BATHROOM**
- **4 BEDROOMS**
- **EN SUITE SHOWER ROOM**
- **UPVC DOUBLE GLAZED WINDOWS**
- **PARTIAL GAS CENTRAL HEATING**

19 HEOL DANIEL (cont'd)

A spacious semi detached property situated (edged RED on attached plan) in the village of Felinfoel, within easy access of Prince Philip Hospital and Primary and Comprehensive Schools. The property has an enclosed front garden with side entrance leading to rear garden.

GROUND FLOOR

ENTRANCE HALL – UPVC double glazed door. Staircase leading to first floor. Partially panelled walls.

LOUNGE – 6.03m(19'10") x 3.94m(12'11") (overall). Two radiators. Gas coal effect fire. UPVC double glazed bay window. Steel framed internal window.

PANTRY – UPVC double glazed window. Partially tiled walls.

KITCHEN – 3.21m(10'7") x 2.12m(7'0"). UPVC double glazed window. UPVC double glazed door leading to rear garden. Range of base units and wall cupboards incorporating 1 ½ basin sink unit, electric oven and gas hob with extractor fan above. Partially tiled walls. Tiled floor. Internal steel framed window.

DINING ROOM – 3.24m(10'8") x 4.46m(11'4"). Radiator. 2 UPVC double glazed windows. Feature fireplace with coal effect gas fire.

BATHROOM – Bath, wash hand basin and W.C. Radiator. UPVC double glazed window. Tiled walls.

FIRST FLOOR

LANDING.

BACK BEDROOM – 3.28m(10'9") x 2.64m(8'8"). Radiator. UPVC double glazed window.

EN SUITE SHOWER ROOM - Shower cubicle, wash hand basin and W.C. Partially tiled walls.

BACK BEDROOM – 4.00m(13'2") x 2.64m(8'8"). Radiator. UPVC double glazed window. Fitted wardrobes.

FRONT BEDROOM – 5.03m(16'6") x 2.87m(9'5"). Radiator. Storage cupboards.

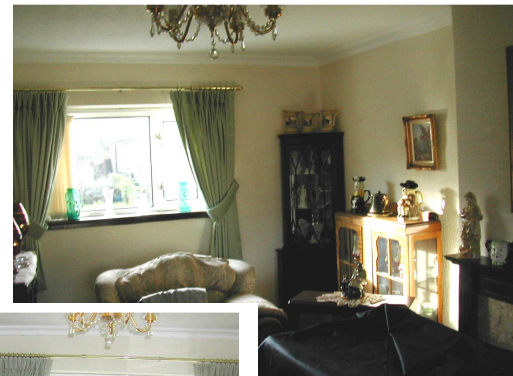
FRONT BEDROOM – 3.53m(11'7") x 2.86m(9'5") (overall). Radiator. UPVC double glazed window. Storage cupboards.

OUTBUILDINGS – 2 SHEDS.

EXTERIOR – The property has an enclosed front garden with side entrance leading to attractive rear garden.

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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19 HEOL DANIEL (cont'd)

Energy Performance Certificate
SAP

19, Heol Daniel
LLANELLI
SA14 8AL

Dwelling type: Semi-detached house
Date of assessment: 02 November 2011
Date of certificate: 03 November 2011
Reference number: 8995-5226-5229-9406-7993
Type of assessment: RdSAP, existing dwelling
Total floor area: 115 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficient based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Current	Potential
A	
B	
C	
D	
E	
F	
G	78

Very energy efficient - lower running costs
 (82 plus)

Not energy efficient - higher running costs
 (1-35)

Environment Impact (CO₂) Rating

Current	Potential
A	
B	
C	
D	
E	
F	
G	43

Very environmentally friendly - lower CO₂ emissions
 (81 plus)

Not environmentally friendly - higher CO₂ emissions
 (1-35)

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	303 kWh/m ² per year	177 kWh/m ² per year
Carbon dioxide emissions	6.7 tonnes per year	3.9 tonnes per year
Lighting	£98 per year	£56 per year
Heating	£1,095 per year	£659 per year
Hot water	£107 per year	£92 per year

You could save up to £493 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare 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 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 with information on improving your dwelling's energy performance.

