
**EST.
1972**

THORNES

**ESTATE
AGENTS**

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VIEW ALL OUR PROPERTIES AT: www.thornesllanelli.co.uk

**21 RALPH STREET, LLANELLI,
CARMARTHENSHIRE SA15 1TU**



OFFERS IN THE REGION OF £93,000

- **END OF TERRACE PROPERTY**
- **SITUATED IN CONVENIENT LOCATION ON EDGE OF TOWN CENTRE**
- **LOUNGE**
- **KITCHEN**
- **4 BEDROOMS**
- **BATHROOM**
- **GARAGE**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**



21 RALPH STREET (cont'd)

An end of terrace property conveniently situated (edged RED on attached plan) on edge of town centre and within easy access of the Millennium Coastal Park. The property abuts the pavement at the front and has a side entrance leading to rear paved, easy-to-maintain garden with rear lane access.

GROUND FLOOR

PORCH – UPVC double glazed door.

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

LOUNGE – 6.38m(20'11") x 3.29m(10'10").

Two UPVC double glazed windows. Two radiators. Fireplace with coal effect gas fire. Laminate flooring.

KITCHEN – 5.14m(16'11") x 2.97m(9'9").

Radiator. Tiled floor. Partially tiled walls. Range of base units and wall cupboards incorporating 1 ½ basin sink unit, electric oven and gas hob with extractor fan above. Gas combi boiler. UPVC double glazed window. UPVC double glazed door leading to rear paved garden.

FIRST FLOOR

LANDING – Airing cupboard.

FRONT BEDROOM – 3.81m(12'6") x 2.54m(8'4"). Radiator. Laminate flooring. UPVC double glazed window.

FRONT BEDROOM – 2.73m(9'0") x 1.87m(6'2"). Radiator. Laminate flooring. UPVC double glazed window.

BACK BEDROOM – 2.45m(8'1") x 2.47m(8'2"). Radiator. UPVC double glazed window.

BACK BEDROOM – 2.97m(9'9") x 3.06m(10'1") (overall). Radiator. UPVC double glazed window.

BATHROOM – Bath, wash hand basin and W.C. Radiator. UPVC double glazed window. Partially tiled walls. Airing cupboard.

OUTBUILDINGS – GARAGE and SHED.

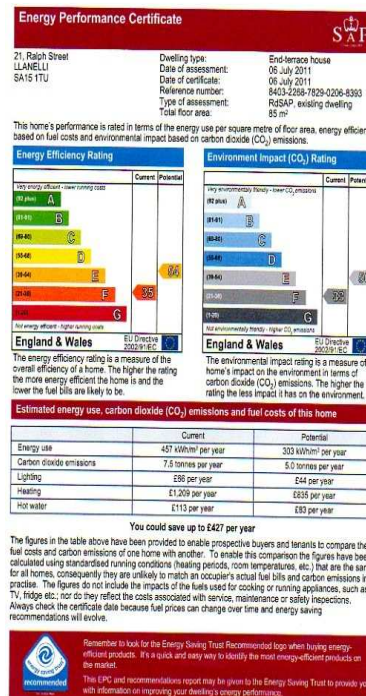
PLEASE NOTE: Neither services nor appliances tested by Agent. THORNES for themselves and for the Vendors or Lessors of the property whose agents they are give notice that:

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.

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

TENURE – Freehold (to be confirmed).
COUNCIL TAX BAND – B.

VIEWING - Strictly by appointment with THORNES.



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Company Registration Number: 6544831.



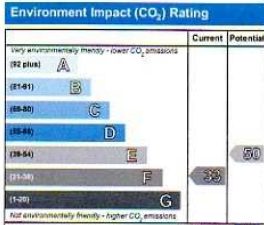
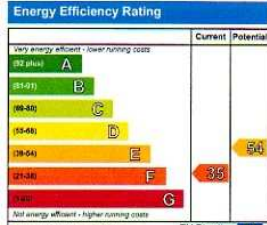
Energy Performance Certificate



Z1, Ralph Street
LLANELLI
SA15 1TU

Dwelling type: End-terrace house
Date of assessment: 06 July 2011
Date of certificate: 06 July 2011
Reference number: 8403-2265-7629-0206-8353
Type of assessment: RdSAP, existing dwelling
Total floor area: 85 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.



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.

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 (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	457 kWh/m ² per year	303 kWh/m ² per year
Carbon dioxide emissions	7.5 tonnes per year	5.0 tonnes per year
Lighting	£66 per year	£44 per year
Heating	£1,208 per year	£835 per year
Hot water	£113 per year	£83 per year

You could save up to £427 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.