
**EST.
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THORNES

**ESTATE
AGENTS**

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**28 SALEM ROAD, FELINFOEL, LLANELLI,
CARMARTHENSHIRE SA15 3QA**



OFFERS IN THE REGION OF £125,000

- **CHALET BUNGALOW**
- **DETACHED**
- **LOUNGE**
- **1 BEDROOM + ATTIC ROOM (with cloakroom)**
- **KITCHEN/DINER**
- **BATHROOM**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GARAGE**



**28 SALEM ROAD, FELINFOEL, LLANELLI,
CARMARTHENSHIRE SA15 3QA (cont'd)**

An attractively modernised detached chalet bungalow situated in Felinfoel village (shaded RED on attached plan). The property has a garage alongside and good sized rear garden with timber decked patio.

ACCOMMODATION

ENTRANCE HALL – Radiator. UPVC door.

FRONT BEDROOM – 14'1" x 9'10". Radiator. UPVC double glazed window. Laminate floor.

KITCHEN/DINER – 19'8" x 9'2". Sink unit, range of base units and wall cupboards incorporating electric oven with gas hob and extractor above. Radiator. Laminate floor. UPVC French doors leading on to timber decked patio.

LIVING ROOM – 10'11" x 8'11". Radiator. UPVC double glazed window. Laminate floor.

INNER HALL – Cupboard – “Worcester” combi boiler. UPVC door.

BATHROOM – Bath, wash hand basin and W.C. (shower fitment over bath). Radiator. 2 UPVC double glazed windows.

REAR ENTRANCE PORCH – UPVC construction.

FIRST FLOOR

LANDING – “Velux” roof light.

ATTIC ROOM – 17'7" x 9'6. Radiator. “Velux” roof light.

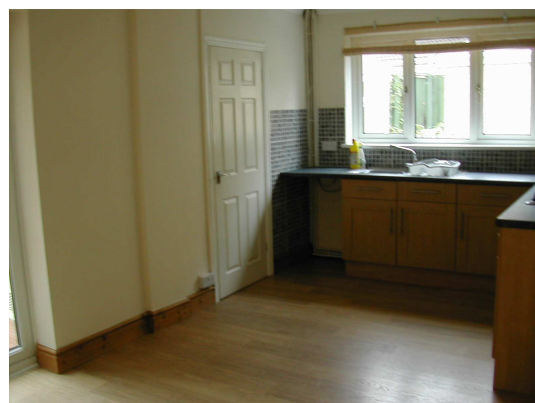
CLOAKROOM – W.C. and wash hand basin. Radiator. “Velux” roof light.

OUTBUILDINGS – GARAGE – Metal up and over door.

SUMMER HOUSE – UPVC French doors.

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 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.

“Thornes” is the trading name of Thornes Limited registered in Wales.

Company Registration Number 6544831.



Energy Performance Certificate



26, Sailem Road
LLANELLI
SA15 3QA

Dwelling type: Detached bungalow
Date of assessment: 29 November 2008
Date of certificate: 1 December 2008
Reference number: 2015-4958-6219-5268-0090
Total floor area: 84 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.

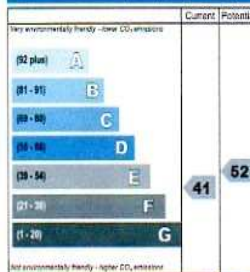
Energy Efficiency Rating



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 (CO₂) 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 (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	435 kWh/m ² per year	328 kWh/m ² per year
Carbon dioxide emissions	6.1 tonnes per year	4.6 tonnes per year
Lighting	£69 per year	£37 per year
Heating	£761 per year	£596 per year
Hot water	£91 per year	£79 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

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

The address and energy rating of the dwelling in this EPC may be given to ESI to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome