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THORNES

**ESTATE
AGENTS**

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**29 BROWEN, LLWYNHENDY, LLANELLI,
CARMARTHENSHIRE SA14 9DB**



OFFERS IN THE REGION OF £95,000

- **SEMI DETACHED PROPERTY**
- **SITUATED WITHIN EASY ACCESS OF TROSTRE RETAIL PARK**
- **LOUNGE**
- **KITCHEN/DINER**
- **3 BEDROOMS**
- **BATHROOM**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**

29 BROWEN (cont'd)

An attractively modernised semi detached property, situated (edged RED on attached plan) within easy access of Trostre Retail Park and within 2 ½ miles of Llanelli town centre. The property has an enclosed front garden with off-street parking area and side entrance leading to rear garden.

GROUND FLOOR

ENTRANCE HALL – UPVC double glazed entrance door. Staircase leading to first floor. Radiator. Storage cupboard. UPVC double glazed window.

LOUNGE – 4.08m(13'5") x 3.77m(12'5")(overall). Radiator. UPVC double glazed window.

KITCHEN/DINER – 6.18m(20'4") x 3.27m(10'9")(overall). Radiator. UPVC double glazed patio door. Range of base units and wall cupboards incorporating sink unit, electric cooker and gas hob with extractor fan above. UPVC double glazed window.

STORAGE ROOM - Radiator. Gas combi boiler. UPVC double glazed window.

FIRST FLOOR

LANDING – UPVC double glazed window.

FRONT BEDROOM – 3.73m(12'3") x 3.75m(12'4") (overall). Radiator. UPVC double glazed window.

BACK BEDROOM – 3.38m(11'1") x 3.78m(12'5")(overall). Radiator. UPVC double glazed window.

FRONT BEDROOM – 2.79m(9'2") x 2.76m(9'1"). UPVC double glazed window. Radiator.

BATHROOM – 2.26m(7'5") x 2.22m(7'4"). Bath, wash hand basin and W.C. 2 UPVC double glazed windows. Partially tiled walls. Heated towel rail.

OUTBUILDINGS - 2 SHEDS and W.C.

EXTERIOR – The property has an enclosed front garden with off-street parking area and

side entrance leading to 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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29 BROWNEN (cont'd)

Energy Performance Certificate

29 Brownen
LLANELLI
SA14 8DB

Dwelling type: Semi-detached house
Date of assessment: 06 October 2011
Date of certificate: 06 October 2011
Reference number: 9383-2856-6908-9708-5691
Type of assessment: RdSAP, existing dwelling
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 costs 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	168 kWh/m ² per year	155 kWh/m ² per year
Carbon dioxide emissions	2.7 tonnes per year	2.5 tonnes per year
Lighting	£71 per year	£45 per year
Heating	£451 per year	£432 per year
Hot water	£53 per year	£53 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