
**EST.
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THORNES

**ESTATE
AGENTS**

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**29 CAUSEWAY STREET, KIDWELLY,
CARMARTHENSHIRE SA17 4SU**



OFFERS IN THE REGION OF £95,000

- **END OF TERRACE PROPERTY**
- **CONVENIENTLY SITUATED IN THE HEART OF THE ANCIENT BOROUGH OF KIDWELLY**
- **3 RECEPTION ROOMS**
- **KITCHEN**
- **BATHROOM**
- **3 BEDROOMS**
- **GARAGE**
- **PARTIAL GAS CENTRAL HEATING**
- **NO. OF UPVC DOUBLE GLAZED WINDOWS**

29 CAUSEWAY STREET, KIDWELLY (cont'd)

An end of terrace property, conveniently situated in the heart of the ancient Borough of Kidwelly (edged RED on attached plan), within just over 8 miles of Llanelli town centre and just over 10 miles from Carmarthen town centre. The property has an enclosed front garden with drive alongside leading to garage and has a rear garden.

GROUND FLOOR

ENTRANCE HALL – UPVC double glazed door. Radiator. Staircase leading to first floor.

DINING ROOM – 3.49m(11'6") x 2.75m(9'1"). Radiator. UPVC double glazed window. Tiled fireplace.

LOUNGE – 3.82m(12'7") x 3.66m(12'0"). Radiator. Internal timber window. Tiled fireplace. Storage cupboard.

LIVING ROOM – 4.00m(13'2") x 2.85m(9'4"). Radiator. Tiled fireplace with coal effect gas fire. Timber door leading to:-

KITCHEN – 3.70m(12'2") x 2.16m(7'1"). Tiled floor. Partially tiled walls. Two timber windows. Timber door leading to rear garden.

Range of base units and wall cupboards incorporating gas oven and hob.

BATHROOM – Bath, wash hand basin and W.C. Partially tiled walls. Airing cupboard with radiator. Steel framed window.

FIRST FLOOR

LANDING – UPVC double glazed window. Storage cupboard.

FRONT BEDROOM – 3.65m(12'0") x 2.72m(8'11"). UPVC double glazed window.

BACK BEDROOM – 3.11m x 2.75m. UPVC double glazed window.

FRONT BEDROOM – 2.70m x 1.91m. UPVC double glazed window.

OUTBUILDINGS – GARAGE, BOILER ROOM - housing Vaillant combi boiler. W.C. and SHED.

EXTERIOR – Enclosed front garden with drive alongside leading to garage. Rear garden laid to lawn.

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



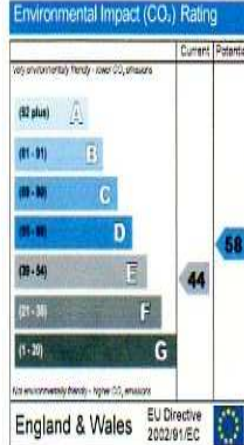
29, Causeway Street
KIDWELLY
SA17 4BU

Dwelling type: End-terrace house
Date of assessment: 17 June 2010
Date of certificate: 16-Jun-2010
Reference number: 9138-5050-6236-7770-1624
Type of assessment: RdSAP, existing dwelling
Total floor area: 86 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.



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	399 kWh/m ² per year	286 kWh/m ² per year
Carbon dioxide emissions	5.9 tonnes per year	4.2 tonnes per year
Lighting	£79 per year	£46 per year
Heating	£906 per year	£660 per year
Hot water	£96 per year	£96 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.