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**ESTATE  
AGENTS**

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**33 WERN ROAD, LLANELLI,  
CARMARTHENSHIRE SA15 1SP**



**OFFERS IN THE REGION OF £98,000**

- **END OF TERRACE PROPERTY**
- **CONVENIENTLY SITUATED ON EDGE OF TOWN CENTRE**
- **2 RECEPTION ROOMS**
- **KITCHEN**
- **UTILITY ROOM**
- **3 BEDROOMS & DRESSING ROOM**
- **BATHROOM**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**

### **33 WERN ROAD, LLANELLI (cont'd)**

An attractively modernised and well presented end of terrace property, conveniently situated on the periphery of the town centre (edged RED on attached plan). The property abuts the pavement at the front and has a rear paved garden.

#### **GROUND FLOOR**

**PORCH** – UPVC double glazed entrance door. Tiled floor. UPVC double glazed door leading to:-

**DINING ROOM** – 3.85m(12'8") x 2.86m(9'5") (overall). Radiator. UPVC double glazed window.

**LOUNGE** – 3.76m(12'4") x 3.63m(11'11"). Tiled floor. 2 Radiators. Staircase leading to first floor. 2 UPVC double glazed windows. Storage cupboard. Electric feature fire.

**STORE-ROOM** – Tiled floor. Radiator.

**KITCHEN** – 3.25m(10'8") x 2.93m(9'8"). Radiator. Tiled floor. UPVC double glazed window. Partially tiled walls. Range of wall cupboards and base units incorporating 1 ½ basin sink unit. Gas oven and gas hob.

**UTILITY ROOM** – 1.92m(6'4") x 1.58m(5'2"). Tiled floor. Partially tiled walls. UPVC double glazed window and UPVC double glazed door leading to rear garden.

#### **FIRST FLOOR**

**LANDING.**

**FRONT BEDROOM** – 3.68m(12'1") x 2.78m(9'2"). Radiator. UPVC double glazed window.

**BACK BEDROOM** – 2.86m(9'5") x 2.73m(9'0"). Radiator. UPVC double glazed window.

**FRONT BEDROOM** – 2.68m(8'10") x 1.83m(6'0"). Radiator. UPVC double glazed window.

**DRESSING ROOM** – 2.99m(9'10") x 1.95m(6'5"). Internal timber window.

**BATHROOM** – Bath, wash hand basin and W.C. Partially tiled walls. Laminate flooring. UPVC double glazed window. Airing cupboard housing gas combination boiler.

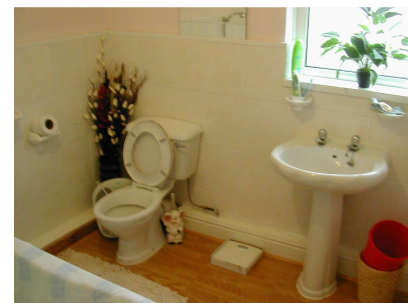
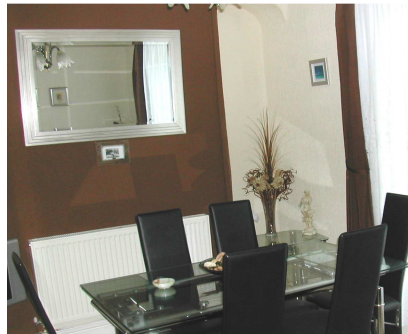
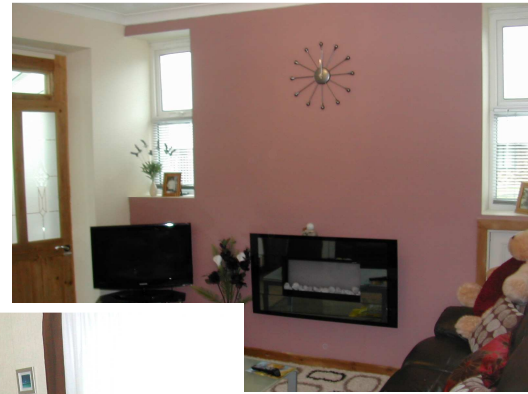
**OUTBUILDINGS** – WORKSHOP and W.C.

**EXTERIOR** – The property abuts the pavement at the front and has a rear paved 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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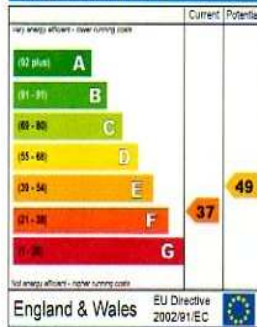
## Energy Performance Certificate

33, Wern Road  
LLANELLI  
SA15 1SP

Dwelling type: End-terrace house  
Date of assessment: 15-Jul-2010  
Date of certificate: 15-Jul-2010  
Reference number: 0473-2875-6434-9990-0815  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 95 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency base fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating



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 (CO<sub>2</sub>) Rating



The environmental impact rating is a measure of the home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	461 kWh/m <sup>2</sup> per year	357 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	7.2 tonnes per year	5.5 tonnes per year
Lighting	£99 per year	£50 per year
Heating	£1212 per year	£987 per year
Hot water	£128 per year	£105 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel 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, hence they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include 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 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, 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.