
**EST.
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THORNES

**ESTATE
AGENTS**

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**34 BRYNTIRION, LLANELLI,
CARMARTHENSHIRE SA15 3QD**



OFFERS IN THE REGION OF £153,000

- **MODERN THREE STOREY MID TERRACE PROPERTY**
- **SITUATED WITHIN EASY ACCESS OF TOWN CENTRE**
- **CLOAKROOM**
- **KITCHEN**
- **LOUNGE**
- **4 BEDROOMS**
- **EN SUITE SHOWER ROOM**
- **BATHROOM**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GARAGE**

34 BRYNTIRION, LLANELLI (cont'd)

An attractive and well presented modern, three storey mid terrace property, conveniently situated (edged RED on attached plan) within easy access of town centre and Trostre Retail Park. The property has an open forecourt and a rear garden laid to lawn with patio area and a detached garage is situated on a separate compound.

GROUND FLOOR

ENTRANCE HALL – Timber entrance door. Laminate flooring. Radiator.

CLOAKROOM – W.C. and wash hand basin. Radiator. Partially tiled walls. UPVC double glazed window. Laminate flooring.

KITCHEN/DINER – 4.83m(15'10") x 2.82m(9'3"). Radiator. UPVC double glazed bay window. Range of base units and wall cupboards incorporating 1 ½ basin sink unit, electric oven and gas hob with extractor fan above. Partially tiled walls.

LOUNGE – 4.98m(16'4") x 3.52m(11'7"). 2 Radiators. UPVC double glazed window and UPVC double glazed French door leading to rear garden.

FIRST FLOOR

LANDING – Radiator. Airing cupboard. Storage cupboard. Staircase leading to second floor.

BACK BEDROOM – 3.44m(11'4") x 2.90m(9'6"). Radiator. UPVC double glazed window. Built-in wardrobe.

FRONT BEDROOM – 3.16m(10'5") x 2.90m(9'6"). Radiator. UPVC double glazed window. Fitted wardrobe.

BACK BEDROOM – 2.30m(7'7") x 1.99m(6'7"). Radiator. UPVC double glazed window.

BATHROOM – Bath (with shower above), wash hand basin and W.C. Radiator. Partially tiled walls. UPVC double glazed window.

SECOND FLOOR

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.

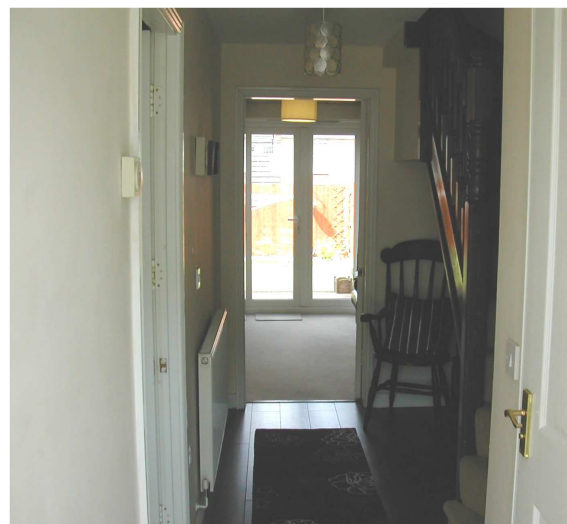
BEDROOM – 6.28m(20'8") x 3.28m(10'9"). 2 Radiators. Fitted wardrobes. Velux roof light and UPVC double glazed window.
EN SUITE SHOWER ROOM – Shower cubicle, wash hand basin and W.C. Partially tiled walls. Radiator. UPVC double glazed window.

OUTBUILDINGS – DETACHED garage in separate block.

EXTERIOR – The property has an open forecourt and rear garden laid to lawn with patio area.

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

VIEWING - Strictly by appointment with THORNES.



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Energy Performance Certificate

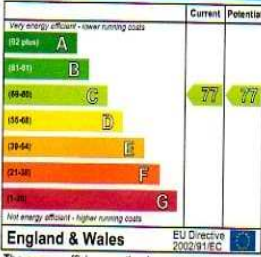


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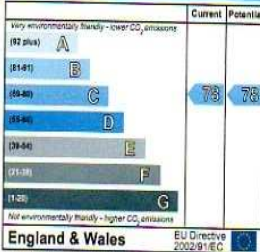
Dwelling type: Mid-terrace house
Date of assessment: 25 May 2011
Date of certificate: 25 May 2011
Reference number: 8329-6025-8780-4725-3926
Type of assessment: RdSAP, existing dwelling
Total floor area: 111 m²

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



Environment Impact (CO₂) 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.

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	121 kWh/m ² per year	121 kWh/m ² per year
Carbon dioxide emissions	2.5 tonnes per year	2.5 tonnes per year
Lighting	£63 per year	£63 per year
Heating	£411 per year	£411 per year
Hot water	£105 per year	£105 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.

