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THORNES

**ESTATE
AGENTS**

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**37 BRYNCAERAU, TRIMSARAN, LLANELLI,
CARMARTHENSHIRE SA17 4DW**



OFFERS IN THE REGION OF £145,000

- **END OF TERRACE PROPERTY**
- **SITUATED IN THE VILLAGE OF TRIMSARAN**
- **3 RECEPTIONS ROOMS**
- **KITCHEN**
- **BATHROOM**
- **3 BEDROOMS**
- **GARAGE**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS & DOORS**



37 BRYNCAERAU, TRIMSARAN, LLANELLI
(cont'd)

A well-presented end of terrace property situated in the village of Trimsaran, home to the newly developed Ffos Las Racecourse that is bringing great prosperity to the area and just 5 miles from Llanelli and 15 miles from Carmarthen. The property has an enclosed front garden with drive leading to garage and rear garden with ample parking space.

GROUND FLOOR

LOUNGE – 5.10m(16'9") x 6.12m(20'1"). 2 Radiators. Laminate floor. UPVC double glazed entrance door. 2 UPVC double glazed windows. Storage cupboard. Staircase leading to first floor. Gas coal effect fire. Sliding doors leading to:-
DINING ROOM – 6.01m(19'9") x 3.67m(12'1"). Radiator. 2 UPVC double glazed windows and UPVC double glazed door leading to side entrance. Airing cupboard with radiator. Tiled floor. Attic opening leading to boarded attic with velux roof light, 2 storage cupboards. Combi boiler.
STUDY – 4.87m(16'0") x 2.96m(9'9"). Radiator. 2 UPVC double glazed windows. Laminate floor. Electric fire.
KITCHEN – 2.70m(8'11") x 3.61m(11'10"). Range of base units and wall cupboards incorporating 1 ½ basin sink unit. Gas oven and gas hob. Freestanding Rayburn. UPVC double glazed window. Tiled floor. Partially tiled walls. Log burner.
PANTRY/CLOAKROOM – Timber door leading to side entrance.
BATHROOM – Bath and wash hand basin. UPVC double glazed window. Tiled floor and walls. Radiator.
SEPARATE W.C. – W.C. Tiled floor. Partially tiled walls. UPVC double glazed window.
FIRST FLOOR
LANDING – Radiator. UPVC double glazed window.

BACK BEDROOM – 4.02m(13'2") x 2.87m(9'5"). Radiator. UPVC double glazed window.

FRONT BEDROOM – 3.20m(10'6") x 3.42m(11'3") (overall). Radiator. UPVC double glazed window.

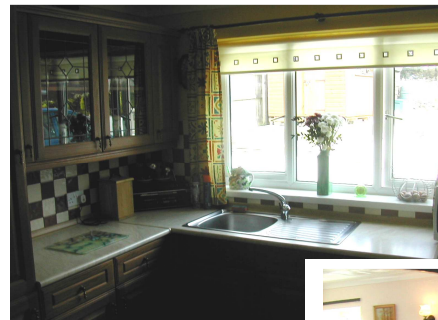
FRONT BEDROOM – 2.16m(6'1") x 2.02m(6'8"). Radiator. UPVC double glazed window.

OUTBUILDINGS – GARAGE – 3.85m(12'8") x 3.20m(10'6"). Light and power.

4 **SHEDS** and **WORKSHOP**. UPVC double glazed **SUMMER HOUSE** and **GREENHOUSE**.

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

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

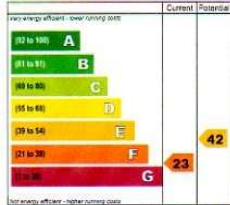


37, Bryncaerau
Trimsaran
KIDWELLY
SA17 4DW

Dwelling type: End-terrace house
Date of assessment: 7 March 2008
Date of certificate: 9 March 2008
Reference number: 5556-6527-4720-3563-4002
Total floor area: 113 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

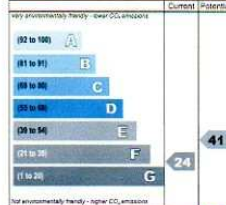


for energy efficient - lower running costs

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 will be.

Environmental Impact (CO₂) Rating



for environmentally friendly - lower CO₂ emissions

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	603 kWh/m ² per year	395 kWh/m ² per year
Carbon dioxide emissions	11 tonnes per year	7.4 tonnes per year
Lighting	£81 per year	£49 per year
Heating	£1243 per year	£824 per year
Hot water	£287 per year	£217 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.



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.

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/mytouse