
**EST.
1972**

THORNES

**ESTATE
AGENTS**

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**3 LLETHRI COTTAGES, FELINFOEL, LLANELLI,
CARMARTHENSHIRE SA14 8HA**



OFFERS IN THE REGION OF £88,500

- **CHARMING MID TERRACE COTTAGE**
- **CONVENIENTLY SITUATED IN QUIET LOCATION WITHIN EASY ACCESS OF M4 LINK ROAD**
- **LOUNGE**
- **KITCHEN**
- **2 BEDROOMS**
- **BATHROOM**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**
- **PATIO AREA & OFF STREET PARKING**
- **BUILT IN 1890 & COMPLETELY RENOVATED IN 2002**

3 LLETHRI COTTAGES (cont'd)

A charmingly renovated mid terrace cottage, situated in a quiet cul de sac in the village of Felinfoel (edged RED on attached plan), within easy access of the M4 motorway link road and 2 ½ miles from Llanelli town centre. The property has an open patio area at the front with off-street parking for two vehicles. An ideal property for first-time buyer/retirement/investor.

GROUND FLOOR

LOUNGE – 4.60m(15'1") x 4.04m(13'3"). UPVC double glazed entrance door. Staircase leading to first floor. Radiator. UPVC double glazed window. Laminate flooring. Attractive feature fireplace. Storage cupboard.

KITCHEN – 3.91m(12'10") x 3.42m(11'3"). Radiator. UPVC double glazed window. Tiled floor. Partially tiled walls. Range of base units and wall cupboards incorporating 1 ½ basin sink unit, gas cooker and electric oven. Cupboard housing Ariston combi gas central heating boiler. Open beam ceiling. UPVC double glazed door leading to rear alleyway.

FIRST FLOOR

LANDING

FRONT BEDROOM – 4.68m(15'5") x 4.03m(13'3"). Radiator. UPVC double glazed window. Storage cupboards and airing cupboard with radiator.

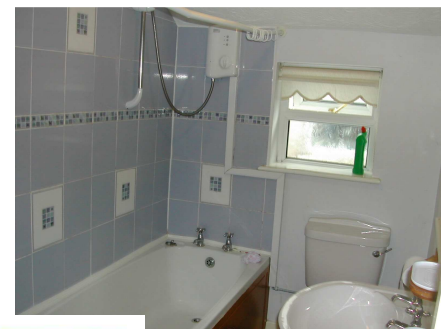
BACK BEDROOM – 2.91m(9'7") x 3.44m(11'4"). Radiator. UPVC double glazed window.

BATHROOM – Bath (electric shower above), wash hand basin and W.C. Walls partially tiled. UPVC double glazed window. Laminate flooring. Radiator.

EXTERIOR – The property has an open patio forecourt with off-street parking for two vehicles and a rear alleyway.

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

VIEWING - Strictly by appointment with THORNES.



Energy Performance Certificate

J Llanelli Cottages
LLANELLI
SA14 8HA

Dwelling type: Mid-terrace house
Date of assessment: 14 February 2009
Date of certificate: 18 February 2009
Reference number: 0548-0067-0226-5771-9090
Total floor area: 64 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	F	D
B	B	E	C
C	C	D	B
D	D	C	A
E	E	B	A
F	F	A	A
G	G	A	A

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	241 kWh/m ² per year	194 kWh/m ² per year
Carbon dioxide emissions	2.6 tonnes per year	2.1 tonnes per year
Lighting	£55 per year	£31 per year
Heating	£356 per year	£316 per year
Hot water	£95 per year	£77 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.

The address and energy rating of the dwelling in this EPC may be given to ECT to enable exemption on financial help for improving its energy performance.

For advice on how to use this table and to find out about other available to help make your home more energy efficient call 0800 512 012 or visit www.energyregister.org.uk for more.

PLEASE NOTE: Neither services nor appliances tested by Agent. THORNES 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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