
**EST.
1972**

THORNES

**ESTATE
AGENTS**

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**4 RALPH TERRACE, LLANELLI,
CARMARTHENSHIRE SA15 2UB**



OFFERS IN THE REGION OF £119,000

- **END OF TERRACE**
- **2 RECEPTION ROOMS**
- **3 BEDROOMS**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GARAGE**

4 RALPH TERRACE, LLANELLI (cont'd)

A well presented end of terrace property situated in a very convenient location, on edge of town centre. The property abuts the pavement at the front and has a rear paved patio and garden leading to garage and rear lane access.

GROUND FLOOR

PORCH – laminate floor.

ENTRANCE HALL – Radiator.

SITTING ROOM – 2.85m x 3.69m.
Laminate floor. UPVC double glazed window. Gas coal effect fire. Radiator.

LIVING ROOM – 3.73m x 3.86m. Gas coal effect fire. UPVC double glazed window. Radiator. Cupboard downstairs.

KITCHEN – 4.24m x 2.88m. Range of base units and wall cupboards incorporating breakfast bar. Tiled floor. UPVC double glazed window. Radiator.

UTILITY ROOM – 2.49m x 1.89m.
Laminate floor. UPVC door. Radiator.

BATHROOM – Bath, wash hand basin and W.C. Electric shower over bath. Tiled walls and floor. 2 UPVC double glazed windows. Radiator.

FIRST FLOOR

BACK BEDROOM – 2.94m x 2.96m.
Shower, wash hand basin and W.C. UPVC double glazed window. Radiator.

FRONT BEDROOM – 2.67m x 3.61m.
UPVC double glazed window. Radiator.

FRONT SINGLE BEDROOM – 1.98m x 2.63m. UPVC double glazed window. Radiator.

GARAGE – Concrete sectional. Metal up and over door.

TENURE – Freehold (to be confirmed).

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 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

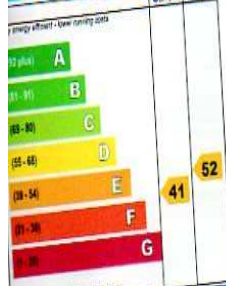


10th Terrace
NELLI
S 2UB

Dwelling type: End-terrace house
Date of assessment: 23 September 2008
Date of certificate: 24 September 2008
Reference number: 2878-9006-6291-5718-0024
Total floor area: 88 m²

A home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

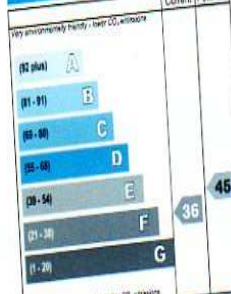
Energy Efficiency Rating



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 are likely to be.

Environmental Impact (CO₂) Rating



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	482 kWh/m ² per year	390 kWh/m ² per year
Carbon dioxide emissions	7.1 tonnes per year	5.7 tonnes per year
Lighting	£64 per year	£39 per year
Heating	£880 per year	£742 per year
Hot water	£104 per year	£81 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 f.S1 to provide information on financial help for improving its energy performance.

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/myhome