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THORNES

**ESTATE
AGENTS**

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**40 ELGIN ROAD, PWLL, LLANELLI,
CARMARTHENSHIRE SA15 4AE**



OFFERS IN THE REGION OF £155,000

- **SEMI DETACHED PROPERTY**
- **SITUATED IN A MOST SOUGHT-AFTER LOCATION WITH OUTSTANDING COASTAL VIEWS OF GOWER PENINSULA**
- **LOUNGE/DINER**
- **KITCHEN**
- **3 BEDROOMS**
- **EN SUITE SHOWER ROOM**
- **BATHROOM**
- **ATTIC STORAGE ROOM (velux roof lights, radiator)**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**



View from front forecourt

40 ELGIN ROAD, PWLL, LLANELLI (cont'd)

This well presented semi detached property is ideally located (edged RED on attached plan) to capture the beautiful coastal view of the Gower Peninsula and Llanelli beach. The well sought-after area is just over two miles from Llanelli town centre and within easy access of Burry Port Boating Marina and Pembrey Countryside Park. The property has a forecourt and side entrance leading to rear garden.

GROUND FLOOR

ENTRANCE HALL – UPVC double glazed door. Laminate flooring. Radiator. Staircase leading to first floor. Storage cupboard beneath stairs. Timber door leading to kitchen. Timber door leading to:-
LOUNGE/DINER – 6.60m(21'8") x 3.78m(12'5"). 2 Radiators. Laminate flooring. Inset gas fire. UPVC double glazed patio doors providing beautiful coastal views.
KITCHEN - 4.80m(15'9") x 2.87m(9'5")Radiator. Partially tiled walls. Tiled floor. UPVC double glazed window. UPVC double glazed door leading to rear garden. Range of base units and wall cupboards incorporating 1 ½ basin sink unit, electric oven and gas hob with extractor fan above.

FIRST FLOOR

LANDING – Airing cupboard. Staircase leading to attic room. Storage cupboard.
FRONT BEDROOM – 4.96m(16'4") x 3.12m(10'3"). Radiator. Varnished timber floor. UPVC double glazed window.
EN SUITE SHOWER ROOM – Shower cubicle, wash hand basin and W.C. Tiled floor. Partially tiled walls.
MIDDLE BEDROOM – 3.07m(10'1") x 2.31m(7'7"). Radiator. UPVC double glazed window. Velux roof light.
BACK BEDROOM – 2.39m(7'10") x 1.72m(5'8"). Radiator. Laminate flooring. UPVC double glazed window.

BATHROOM – 2.83m(9'4") x 2.26m(7'5")Bath, wash hand basin and W.C. Radiator. Partially tiled walls. Tiled floor. UPVC double glazed window.

ATTIC ROOM – 4.79m(15'9") x 4.56m(15'0"). Radiator. 4 Velux roof lights. Storage cupboards.

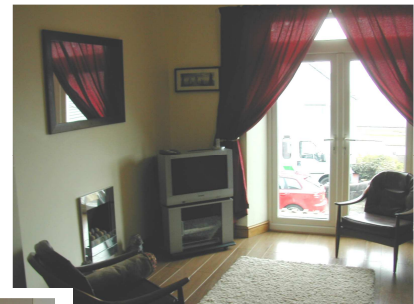
OUTBUILDINGS – SHED.

EXTERIOR – Terraced rear garden with lawn and decking.

TENURE – Freehold (to be confirmed).

COUNCIL TAX BAND – 'D'

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.
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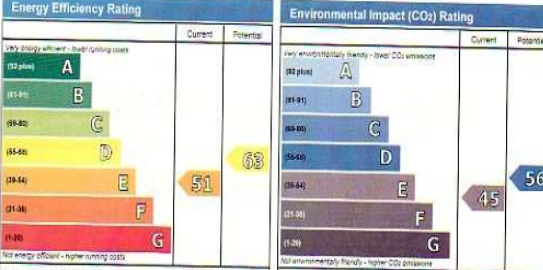
Energy Performance Certificate



40, Elgin Road,
Pwll,
LLANELLI,
SA15 4AE

Dwelling type: Semi-detached house
Date of assessment: 23 March 2010
Date of certificate: 23 March 2010
Reference number: 8570-6127-7450-3427-0922
Type of assessment: RdSAP, existing dwelling
Total floor area: 114 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.



England & Wales EU Directive 2002/91/EC

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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 this 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 | 355 kWh/m ² per year | 276 kWh/m ² per year |
| Carbon dioxide emissions | 6.7 tonnes per year | 5.2 tonnes per year |
| Lighting | £112 per year | £59 per year |
| Heating | £987 per year | £805 per year |
| Hot water | £139 per year | £113 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.

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.

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.