
**EST.
1972**

THORNES

**ESTATE
AGENTS**

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**4 NEW DOCK STREET, LLANELLI,
CARMARTHENSHIRE SA15 2HB**



OFFERS IN THE REGION OF £52,500

- **END OF TERRACE PROPERTY**
- **SITUATED IN A CONVENIENT LOCATION FOR EASY ACCESS TO TOWN CENTRE & MILLENNIUM COASTAL PARK**
- **LOUNGE**
- **KITCHEN**
- **2 BEDROOMS**
- **BATHROOM**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**

RE: 4 NEW DOCK STREET (cont'd)

An end of terrace property situated (edged RED on attached plan) within easy access of town centre and the Millennium Coastal Park. The property has an enclosed forecourt and a walled rear yard.



GROUND FLOOR

ENTRANCE HALL – Staircase leading to first floor. UPVC double glazed entrance door.

LOUNGE – 4.88m(16'0") x 3.95m(13'0"). Radiator. UPVC double glazed window. Laminate flooring. Fireplace with electric fire.

KITCHEN – 3.83m(12'7") x 2.45m(8'1"). Tiled floor. Partially tiled walls. Range of base units and wall cupboards incorporating 1 ½ sink unit. UPVC double glazed window. Gas combi boiler (Vaillant).

FIRST FLOOR

LANDING – UPVC double glazed window.

FRONT BEDROOM – 2.31m(7'7") x 1.80m(5'11"). Radiator. UPVC double glazed window.

FRONT BEDROOM – 2.99m(9'10") x 3.28m(10'9"). Radiator. UPVC double glazed window. 2 Storage cupboards.

BATHROOM – Bath, wash hand basin and W.C. Radiator. UPVC double glazed window. Storage cupboard.

OUTBUILDINGS – SHED.

EXTERIOR – The property has an enclosed forecourt and a walled rear yard.

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

VIEWING - Strictly by appointment with THORNES.

Energy Performance Certificate

4, New Dock Street
 LLANELLI
 SA15 2HB

Dwelling type: End-terrace house
 Date of assessment: 02 September 2011
 Date of certificate: 02 September 2011
 Reference number: 0683-2892-6810-8808-2015
 Type of assessment: RPSAP, existing dwelling
 Total floor area: 70 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 (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	A	B
B	C	B	C
C	D	C	D
D	E	D	E
E	F	E	F
F	G	F	G
G		G	

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

	Current	Potential
Energy use	420 kWh/m ² per year	303 kWh/m ² per year
Carbon dioxide emissions	5.6 tonnes per year	4.0 tonnes per year
Lighting	£73 per year	£39 per year
Heating	£369 per year	£150 per year
Hot water	£31 per year	£50 per year

You could save up to £292 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.

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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