

**EST.
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THORNES

**ESTATE
AGENTS**

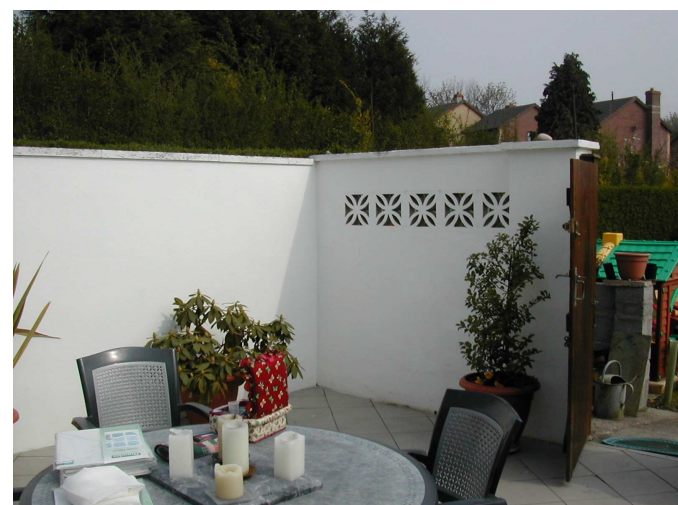
13 MURRAY STREET, LLANELLI, CARMARTHENSHIRE SA15 1AQ
Tel. 01554 757654 : Fax. 01554 756741 : Email: info@thornesllanelli.co.uk

6 GLOBE ROW, DAFEN, LLANELLI, CARMARTHENSHIRE, SA14 8PA



OFFERS INVITED IN THE REGION OF £119,995

- **TERRACED**
- **THROUGH LOUNGE**
- **FITTED KITCHEN**
- **BATHROOM WITH SEPARATE W.C. (ground floor)**
- **3 BEDROOMS**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**
- **GARAGE WITH OFFICE**
- **RECENTLY MODERNISED THROUGHOUT WITH SOME OPEN BEAM CEILINGS, WELL APPOINTED KITCHEN & FITTED WARDROBES. WALLED PATIO WITH WATER FEATURE & LAWN BEYOND.**



6 GLOBE ROW, DAFEN, LLANELLI,
CARMARTHENSHIRE SA14 8PA

An attractively modernised terraced property situated in a convenient location on edge of Dafen village and with easy access of Prince Philip Hospital (shaded RED on plan). Access to the property is via a service road at the front with walled patio, lawn and garage to the rear.



GROUND FLOOR

ENTRANCE HALL - Radiator. UPVC door.

LOUNGE - 4.80m (15'8") x 4.15m (13'7"). Gas coal effect stove in brick fireplace. Open beam ceiling. Radiator. UPVC double glazed window with leaded lights.

KITCHEN - 3.54m (11'7") x 3.17m (10'4"). Fitted kitchen units incorporating 1 1/2 basin sink unit with mixer tap, range of base units and wall cupboards (PINE). Stainless steel cooker with electric oven and gas hob and extractor above. Radiator. Open beam ceiling. Slate tiled floor.

BATHROOM - Bath, shower and vanity basin with lights above. Walls half tiled. Heated towel rail. Slate tiled floor.

SEPARATE W.C. - W.C. and wash hand basin. Tiled walls. Radiator. Slate tiled floor.

UTILITY ROOM - Gas combination central heating boiler. Plumbing for automatic washing machine.

FIRST FLOOR

FRONT BEDROOM - 4.20m (13'9") x 3.39m (11'1") (overall). Radiator. UPVC double glazed window with leaded lights.

FRONT SINGLE BEDROOM - 2.75m (9'0") x 2.50m (8'2") (overall). Fitted wardrobe. Laminate floor. Radiator. UPVC double glazed window with leaded lights.

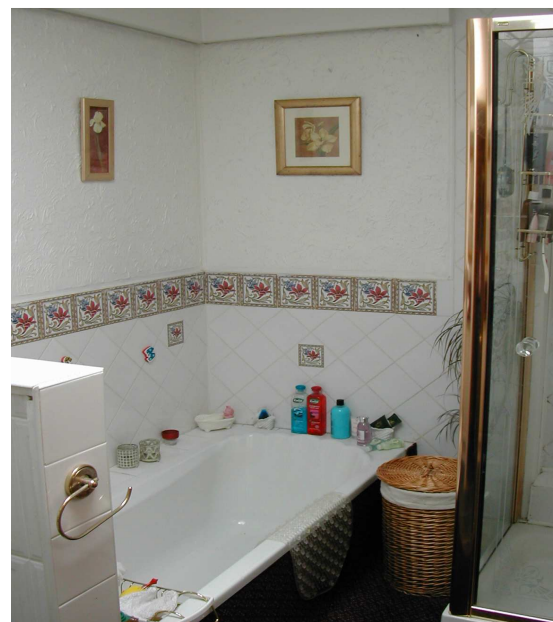
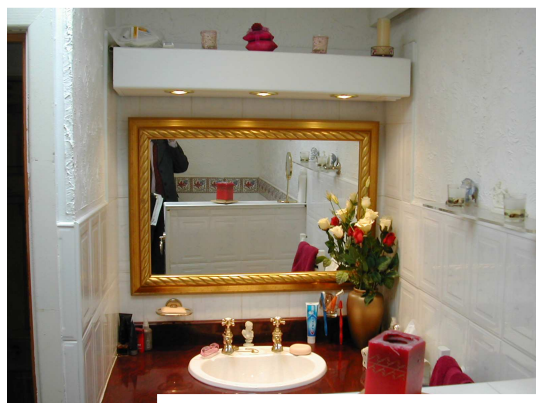
BACK BEDROOM - 3.79m (12'5") x 3.73m (12'2") (overall). Fitted wardrobes and fitted cupboard above bed. Radiator. UPVC double glazed window.

OUTBUILDINGS - GARAGE with small office - Concrete block and tiled roof. 8.00m (26'2") x 4.00m (13'1") (overall) internally. Metal up and over doors to front and rear.

GARDEN SHED - Timber with electric connected.

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

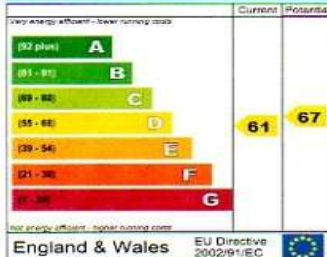


6, Globe Row
LLANELLI
SA14 8PA

Dwelling type: Mid-terrace house
Date of assessment: 29 January 2009
Date of certificate: 1 February 2009
Reference number: 0459-2871-6790-0121-7971
Total floor area: 93 m²

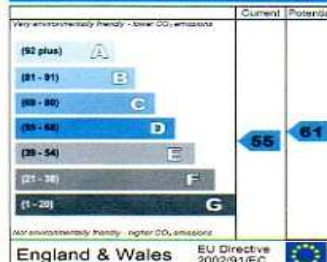
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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



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	298 kWh/m ² per year	257 kWh/m ² per year
Carbon dioxide emissions	4.6 tonnes per year	4.0 tonnes per year
Lighting	£75 per year	£45 per year
Heating	£633 per year	£572 per year
Hot water	£106 per year	£93 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 EST to provide information on energy use for approval by home-owners.