
**EST.
1972**

THORNES

**ESTATE
AGENTS**

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**65 COLDSTREAM STREET, LLANELLI,
CARMARTHENSHIRE SA15 3BG**



OFFERS IN THE REGION OF £89,995

- **MID TERRACE PROPERTY**
- **SITUATED IN A POPULAR LOCATION ON EDGE OF TOWN CENTRE & WITHIN WALKING DISTANCE OF THE MILLENNIUM COASTAL PARK**
- **3 RECEPTION ROOMS**
- **KITCHEN**
- **UTILITY ROOM**
- **3 BEDROOMS**
- **BATHROOM**
- **GARAGE**
- **PARTIAL GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**

65 COLDSTREAM STREET (cont'd)

A mid terrace property situated in a popular location (edged RED on attached plan) on edge of town centre and within walking distance of the Millennium Coastal Park. The property has an enclosed forecourt and an easy-to-maintain rear paved garden with rear lane access and garage.

GROUND FLOOR

PORCH – Timber entrance door. Tiled floor.

ENTRANCE HALL – Staircase leading to first floor. Radiator. Storage cupboard.

LIVING ROOM – 4.23m(13'11") x 3.73m(12'3") (overall). Gas fire. UPVC double glazed bay window.

DINING ROOM – 3.56m(11'8") x 3.50m(11'6") (overall). UPVC double glazed window. Fireplace with gas fire.

LOUNGE – 3.80m(12'6") x 4.06m(13'4") (overall). Radiator. Fireplace with gas fire. UPVC double glazed bay window.

KITCHEN – 2.89m(9'6") x 2.18m(7'2"). Radiator. Tiled floor. UPVC double glazed window. Range of base units and wall cupboards incorporating 1 ½ basin sink unit. Freestanding cooker with extractor fan above. Partially tiled walls.

PANTRY – Internal steel window.

UTILITY ROOM – 2.80m(9'3") x 1.28m(4'3"). Tiled floor. Number of UPVC double glazed windows, internal steel window. UPVC double glazed door leading to rear garden.

CLOAKROOM – W.C. Tiled floor. Partially panelled walls.

FIRST FLOOR

LANDING – Radiator. Storage cupboard.

FRONT BEDROOM – 4.94m(16'3") x 3.45m(11'4"). Radiator. 2 UPVC double glazed windows. Tiled fireplace.

BACK BEDROOM – 3.58m(11'9") x 3.14m(10'4"). Radiator. UPVC double glazed window.

BACK BEDROOM – 2.93m(9'8") x 2.70m(8'11"). Radiator. UPVC double glazed window.

BATHROOM – Double shower cubicle, wash hand basin and W.C. Radiator. Tiled walls. UPVC double glazed window. Gas combi boiler housed in storage cupboard.

OUTBUILDINGS – GARAGE.

EXTERIOR – The property has an enclosed forecourt with paved, easy-to-maintain rear garden and rear lane access and garage.

TENURE – Freehold (to be confirmed).

COUNCIL TAX BAND – 'C'

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.
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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65 COLDSTREAM STREET (con't)

Energy Performance Certificate
SC

65, Coldstream Street
LLANELLI
SA15 3BG

Dwelling type: Mid-terrace house
Date of assessment: 03 August 2011
Date of certificate: 03 August 2011
Reference number: 0784-2887-6789-9909-4
Type of assessment: RdSAP, existing dwelling
Total floor area: 111 m²

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	57
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

Environment Impact (CO₂) Rating

	Current
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	42
(21-38) F	
(1-20) G	

Not environmentally friendly - higher CO₂ emissions

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.

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	335 kWh/m ² per year	268 kWh/m ² per year
Carbon dioxide emissions	7.2 tonnes per year	5.8 tonnes per year
Lighting	£106 per year	£58 per year
Heating	£1,193 per year	£980 per year
Hot water	£90 per year	£90 per year

You could save up to £260 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare 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 typical for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions. 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.

Remember to look for the Energy Saving Trust 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 information on improving your dwelling's energy performance.

