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AGENTS**

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**6 GRAIG AVENUE, PENYFAN, LLANELLI,  
CARMARTHENSHIRE SA15 1RH**



**OFFERS IN THE REGION OF £59,995**

- **MID TERRACE PROPERTY**
- **SITUATED WITHIN EASY ACCESS OF LLANELLI TOWN CENTRE AND TROSTRE RETAIL PARK**
- **LOUNGE**
- **KITCHEN**
- **3 BEDROOMS**
- **BATHROOM**
- **UPVC DOUBLE GLAZED WINDOWS**
- **SOLID FUEL CENTRAL HEATING**

## **6 GRAIG AVENUE, PENYFAN (cont'd)**

A mid terrace property situated (edged RED on attached plan) within easy access of town centre and Trostre Retail Park. The property has an enclosed front garden and rear garden with pedestrian rear access.

### **GROUND FLOOR**

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

**LOUNGE** – 3.97m(13'1") x 3.64m(12'0"). Radiator. UPVC double glazed window. Tiled fireplace.

**KITCHEN** – 3.78m(12'5") x 3.07m(10'1"). Radiator. UPVC double glazed window. UPVC double glazed door leading to rear garden. Range of base units incorporating 1 ½ basin sink unit. Two storage cupboards – one with UPVC double glazed window. Partially tiled walls.

### **FIRST FLOOR**

**LANDING.**

**BACK BEDROOM** – 3.16m(10'5") x 3.11m(10'3"). UPVC double glazed window. Airing cupboard.

**FRONT BEDROOM** – 3.65m(12'0") x 3.19m(10'6"). (overall). UPVC double glazed window.

**FRONT BEDROOM** – 2.72m(8'11") x 1.84m(6'1"). UPVC double glazed window.

**BATHROOM** – Shower cubicle, wash hand basin and W.C. UPVC double glazed window. Walls partially tiled.

**OUTBUILDINGS** – SHED.

**EXTERIOR** – The property has an enclosed front garden and rear garden laid to lawn with pedestrian access.

**TENURE** – Freehold (to be confirmed).

**COUNCIL TAX** – 'B'.

**VIEWING** - Strictly by appointment with THORNES.



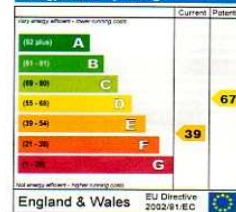
### **Energy Performance Certificate**

6, Graig Avenue  
LLANELLI  
SA15 1RH

Dwelling type: Mid-terrace house  
Date of assessment: 08-Feb-2011  
Date of certificate: 08-Feb-2011  
Reference number: 8508-4608-7329-0206-6293  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 87 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

#### **Energy Efficiency Rating**

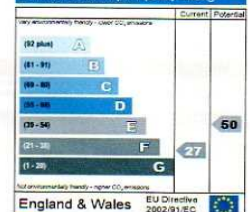


Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

#### **Environmental Impact (CO<sub>2</sub>) Rating**



Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales

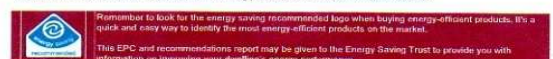
EU Directive 2002/91/EC

#### **Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	429 kWh/m <sup>2</sup> per year	243 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	7.3 tonnes per year	4.3 tonnes per year
Lighting	£43 per year	£43 per year
Heating	£389 per year	£295 per year
Hot water	£524 per year	£193 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 temperature, 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.



**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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