
**EST.
1972**

THORNES

**ESTATE
AGENTS**

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**6 MORAWEL, LLWYNHENDY, LLANELLI,
CARMARTHENSHIRE SA14 9RR**



OFFERS IN THE REGION OF £87,500

- **SEMI DETACHED PROPERTY**
- **SITUATED WITHIN EASY ACCESS OF TROSTRE RETAIL PARK**
- **CLOAKROOM**
- **LOUNGE**
- **KITCHEN/DINER**
- **3 BEDROOMS**
- **BATHROOM**
- **GAS CENTRAL HEATING**
- **UPVC WINDOWS**

6 MORAWEL (cont'd)

An attractively modernised semi detached property situated (edged RED on attached plan) within easy access of Trostre Retail Park and within 2 ½ miles of Llanelli town centre. The property has an enclosed front garden with off-street parking area and side entrance leading to rear garden.

GROUND FLOOR

ENTRANCE HALL – Timber entrance door. Radiator. Laminate flooring. UPVC window. Staircase leading to first floor.

CLOAKROOM – W.C. and wash hand basin. Laminate flooring. Radiator. UPVC window. Partially tiled walls.

LOUNGE – 3.87m(12'9") x 4.26m(14'0"). 2 Radiators. UPVC window. Laminate flooring. Feature fireplace with electric fire.

KITCHEN/DINER – 6.33m(20'9") x 3.00m(9'10"). Radiator. UPVC double glazed patio door. Tiled floor. UPVC window. Range of base units and wall cupboards incorporating 1 ½ basin sink unit, electric oven and gas hob with extractor fan above. Storage cupboard housing gas combi boiler. Partially tiled walls.

FIRST FLOOR

LANDING – UPVC window.

FRONT BEDROOM – 3.64m(12'0") x 3.51m(11'6")(overall). Radiator. UPVC window.

BACK BEDROOM – 3.50m(11'6") x 3.27m(10'9"). Radiator. UPVC window. Cast iron fireplace.

FRONT BEDROOM – 2.69m(8'10") x 2.24m(7'4"). Radiator. UPVC window. Storage cupboards.

BATHROOM – 2.68m(8'10") x 2.57m(8'5"). Shower cubicle, corner bath, wash hand basin, W.C. and bidet. Radiator and towel rail. Laminate flooring. 2 UPVC windows. Tiled walls.

OUTBUILDINGS – SHED AND W.C.

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.

EXTERIOR – The property has an enclosed front garden with off-street parking and side entrance leading to rear garden.

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

VIEWING - Strictly by appointment with THORNES.



"Thornes" is the trading name of Thornes Limited registered in Wales.
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6 MORAWEL (cont'd)

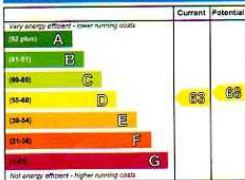
Energy Performance Certificate

6, Morawel
LLANELLI
SA14 9BR

Dwelling type: Semi-detached house
Date of assessment: 23 January 2012
Date of certificate: 23 January 2012
Reference number: 2176-7053-6242-7312-8904
Type of assessment: RdSAP, existing dwelling
Total floor area: 89 m²

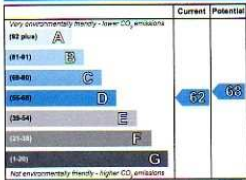
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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.

Environment Impact (CO₂) Rating



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	226 kWh/m ² per year	191 kWh/m ² per year
Carbon dioxide emissions	3.8 tonnes per year	3.2 tonnes per year
Lighting	£70 per year	£48 per year
Heating	£876 per year	£584 per year
Hot water	£88 per year	£59 per year

You could save up to £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.



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 you with information on improving your dwelling's energy performance.