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**EST.  
1972**

**THORNES**

**ESTATE  
AGENTS**

13 MURRAY STREET, LLANELLI, CARMARTHENSHIRE SA15 1AQ  
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**VIEW ALL OUR PROPERTIES AT: [www.thornesllanelli.co.uk](http://www.thornesllanelli.co.uk)**

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**78 FELINFOEL ROAD, LLANELLI,  
CARMARTHENSHIRE SA15 3JS**



**OFFERS IN THE REGION OF £129,995**

- **MID TERRACE PROPERTY**
- **CONVENIENT LOCATION**
- **2 RECEPTION ROOMS**
- **KITCHEN**
- **4 BEDROOMS**
- **BATHROOM**
- **ATTIC STOREROOM**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**



## **78 FELINFOEL ROAD, LLANELLI (cont'd)**

An attractively modernised mid terrace property conveniently situated (see attached plan) on the periphery of the town centre and close to the beautiful Park Howard. The property has an enclosed forecourt with paved and decked rear garden and rear lane access.

### **GROUND FLOOR**

**PORCH** – UPVC double glazed entrance door. Tiled floor. Timber door leading to:-

**ENTRANCE HALL** – Laminate floor. Staircase leading to first floor with cupboard underneath. Radiator.

**THROUGH LOUNGE** – 4.36m x 7.70m (overall) into bay window. UPVC double glazed windows to front and rear. 2 Radiators. Laminate floor. Attractive feature fireplace with alcoves either side.

**DINING ROOM** – 3.33m x 5.04m. Radiator. laminate floor. UPVC double glazed window. Storage cupboard. Attractive tiled fireplace with wood surround, marble hearth and gas coal effect fire. Timber stable door leading to:-

**KITCHEN** – 3.37m x 3.30m. Range of base units and wall cupboards incorporating 1 ½ basin sink unit, gas cooker with extractor fan and electric oven. Radiator. UPVC double glazed door leading to rear garden. UPVC double glazed window. Partially tiled walls. Tiled floor.

### **FIRST FLOOR**

**LANDING** – Timber window.

**BACK BEDROOM** – 3.35m x 3.16m. Radiator. UPVC double glazed window. Laminate floor.

**BACK BEDROOM** – 3.42m x 3.12m. Radiator. Laminate floor. UPVC double glazed window.

**FRONT BEDROOM** – 3.08m x 3.46m. Radiator. Laminate floor. UPVC double glazed window.

**FRONT BEDROOM** – 2.47m x 2.12m. Radiator. Laminate floor and UPVC double glazed window.

**BATHROOM** – Shower cubicle, wash hand basin and W.C. Radiator. Laminate floor. UPVC double glazed window. Combi central heating boiler.

**ATTIC ROOM** – 5.33m x 3.85m. Ladder leading to attic room. Laminate floor. 2 Velux roof lights. Storage cupboard.

**OUTBUILDINGS** – SHED.

**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 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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### Energy Performance Certificate

78, Felinfol Road  
LLANELLI  
SA15 3JS

Dwelling type: Mid-terrace house  
 Date of assessment: 24 March 2009  
 Date of certificate: 25 March 2009  
 Reference number: 8161-6727-5370-1954-2026  
 Total floor area: 125 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

Energy efficiency band	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	51	59
(27 - 38) F		
(1 - 26) G		

Not energy efficient - Higher fuel bills likely

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

Very environmentally friendly - very low CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	44	52
(27 - 38) F		
(1 - 26) G		

Not environmentally friendly - Higher CO<sub>2</sub> 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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

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

	Current	Potential
Energy use	353 kWh/m <sup>2</sup> per year	296 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	7.4 tonnes per year	6.2 tonnes per year
Lighting	£93 per year	£57 per year
Heating	£901 per year	£779 per year
Hot water	£108 per year	£96 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 financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 212 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

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