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AGENTS**

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**87 BRYNMOR ROAD, LLANELLI,  
CARMARTHENSHIRE SA15 2TF**



**OFFERS IN THE REGION OF £92,500**

- **MID TERRACE PROPERTY**
- **SITUATED IN CONVENIENT LOCATION WITHIN WALKING DISTANCE OF TOWN CENTRE & MILLENNIUM COASTAL PARK**
- **LOUNGE/DINER**
- **KITCHEN**
- **BATHROOM**
- **3 BEDROOMS**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**

## 87 BRYNMOR ROAD (cont'd)

An attractively modernised mid terrace property conveniently situated (edged RED on attached plan) within walking distance of town centre and the Millennium Coastal Park. The property abuts the pavement at the front and has a rear garden with rear lane access.

### GROUND FLOOR

**PORCH** – Timber entrance door.

**ENTRANCE HALL** – Staircase leading to first floor.

**LOUNGE/DINER** – 6.61m(21'9") x 3.55m(11'8") overall. 2 Radiators. UPVC double glazed window. Aluminium double glazed patio doors. Storage cupboard. Feature fireplace.

**KITCHEN** – 3.99m(13'1") x 2.73m(9'0"). Radiator. Partially tiled walls. Tiled floor. Range of base units and wall cupboards incorporating electric oven and gas hob with extractor fan above, 1 ½ basin sink unit and drainer. UPVC double glazed window. Storage cupboard housing gas combi boiler.

**INNER HALL** – Tiled floor. UPVC double glazed door leading to rear garden.

**BATHROOM** – Bath, shower cubicle, wash hand basin and W.C. Tiled floor and tiled walls. 2 UPVC double glazed windows.

### FIRST FLOOR

**LANDING** – UPVC double glazed window.

**FRONT BEDROOM** – 3.75m(12'4") x 2.77m(9'1"). Radiator. UPVC double glazed window.

**BACK BEDROOM** – 2.80m(9'3") x 2.79m(9'2"). Radiator. UPVC double glazed window.

**FRONT BEDROOM** – 2.72m(8'11") x 1.98m(6'6"). Radiator. UPVC double glazed window.

**OUTBUILDINGS** – SHED.

**EXTERIOR** – The property abuts the pavement at the front and has a rear garden with rear lane access.

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

**COUNCIL TAX BAND** – "B"

**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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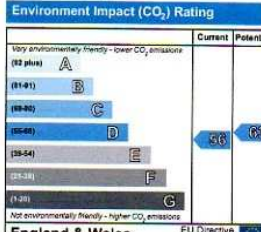
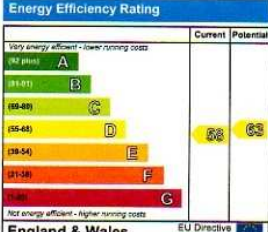
# 87 BRYNMOR ROAD (cont'd)

## Energy Performance Certificate

87, Brynmor Road  
LLANELLI  
SA15 2TF

Dwelling type: Mid-terrace house  
Date of assessment: 26 January 2012  
Date of certificate: 26 January 2012  
Reference number: 8102-2266-2029-2326-0923  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 81 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficient based on fuel costs and environmental impact based on carbon dioxide (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 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	266 kWh/m <sup>2</sup> per year	228 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.1 tonnes per year	3.5 tonnes per year
Lighting	£89 per year	£45 per year
Heating	£707 per year	£632 per year
Hot water	£96 per year	£97 per year

**You could save up to £120 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.

