
**EST.
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THORNES

**ESTATE
AGENTS**

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**“ISFRYN HOUSE”, FURNACE,
LLANELLI, CARMARTHENSHIRE SA15 4HB**



OFFERS IN THE REGION OF £152,500

- **RECENTLY REFURBISHED SEMI DETACHED PROPERTY**
- **SITUATED IN THE POPULAR VILLAGE OF FURNACE**
- **LOUNGE**
- **KITCHEN/DINING ROOM**
- **UTILITY ROOM**
- **WET ROOM**
- **3 BEDROOMS**
- **BATHROOM**
- **GARAGE**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**

“ISFRYN HOUSE” (cont’d)

A recently delightfully refurbished semi detached property situated (edged RED on attached plan) in the popular area of Furnace, close to Furnace Pond (a 3 acre fishery and popular with walkers) and cycle track and within easy access of town centre. The property has an imposing elevated position with a forecourt, side and rear gardens and a separate drive leading to detached garage and provides an excellent family home.

GROUND FLOOR

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

SITTING ROOM – 4.72m(15’6”) x 3.45m(11’4”)(max.). UPVC double glazed windows to front and rear. 2 Radiators.

Attractive tiled fireplace. Storage cupboard. KITCHEN/DINING ROOM – 6.32m(20’9”) x 2.97m(9’9”). UPVC double glazed windows to front and rear. Partly tiled walls and tiled floor. Range of base units and wall cupboards incorporating stainless steel 1 ½ basin sink unit, electric cooker with ceramic hob and extractor fan, integrated dishwasher, washing machine, fridge and freezer. Double radiator.

UTILITY AREA – Partially tiled walls and tiled floor. Wall mounted Ideal gas boiler. Worktop.

SIDE PORCH – UPVC double glazed door, radiator.

WET ROOM – White two piece suite comprising of wash hand basin and W.C. Shower. Heated towel rail/radiator. Ceramic tiled floor with drain for shower.

FIRST FLOOR

LANDING – UPVC double glazed window. Attic access. Radiator.

BEDROOM 1 (front) – 3.86m(12’8”) x 3.12m(10’3”). UPVC double glazed window. Double radiator.

BEDROOM 2 (front) – 4.44m(14’7”) x 1.80m(5’11”). 2 UPVC double glazed windows. Double radiator.

BEDROOM 3 (rear) – 2.73m(9’0”) x 2.59m(8’6”). UPVC double glazed window. Double radiator.

BATHROOM – UPVC double glazed window. Tiled walls and tiled floor. Roll-edge bath with claw feet, wash hand basin and W.C. Heated towel rail/radiator.

EXTERIOR – The property has steps leading to a gravelled forecourt, path to rear yard with steps to large terraced side garden partly laid to lawn, paved patio with flower beds and vegetable plot with greenhouse and single prefabricated concrete garage with side access to lane.

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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ISFRYN HOUSE (cont'd)

Energy Performance Certificate

SAAP

Isfryn Furnace LLANELLI SA15 4HB

Dwelling type: Semi-detached house
 Date of assessment: 30 January 2012
 Date of certificate: 31 January 2012
 Reference number: 0975-2890-6992-3672-4395
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 88 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

Energy efficiency - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

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

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(1-10) A		
(11-20) B		
(21-30) C		
(31-40) D		
(41-50) E		
(51-60) F		
(61-70) G		

Not environmentally friendly - higher CO₂ emissions

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	199 kWh/m ² per year	197 kWh/m ² per year
Carbon dioxide emissions	3.6 tonnes per year	3.5 tonnes per year
Lighting	£67 per year	£47 per year
Heating	£572 per year	£552 per year
Hot water	£80 per year	£80 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 is 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.

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Wet Room