
**EST.
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THORNES

**ESTATE
AGENTS**

13 MURRAY STREET, LLANELLI, CARMARTHENSHIRE SA15 1AQ
Tel. 01554 757654 : Fax. 01554 756741 : Email: info@thornesllanelli.co.uk
VIEW ALL OUR PROPERTIES AT: www.thornesllanelli.co.uk

**“SPRING COTTAGE”, 154B SANDY ROAD, LLANELLI,
CARMARTHENSHIRE SA15 4DP**



OFFERS IN THE REGION OF £120,000

- **SEMI DETACHED BUNGALOW**
- **CONVENIENTLY SITUATED FOR EASY ACCESS TO TOWN CENTRE & CLOSE TO MILLENNIUM COASTAL PARK**
- **RECEPTION ROOM**
- **KITCHEN/DINER**
- **2 BEDROOMS**
- **BATHROOM**
- **PARTIAL GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GARAGE**
- **AMPLE PARKING AT REAR**



Millennium Quay Beach and cycle path

**“SPRING COTTAGE, 154 SANDY ROAD,
LLANELLI (cont’d)**

A semi detached bungalow situated on a large plot, backing on to Festival Fields and the Millennium Coastal Park and within easy access of the town centre (edged RED on attached plan). The property has a front garden with driveway that leads to side entrance and rear garden where there is a garage and ample parking for cars/boats/caravan etc.

GROUND FLOOR

PORCH – Tiled floor. UPVC double glazed entrance door. Timber door leading to:-
ENTRANCE HALL – Radiator. Timber door and side screen. UPVC double glazed window.

LIVING ROOM – 3.63m(11’11”) x 5.90m(19’5”). Radiator. Laminate floor. 2 UPVC double glazed windows. Feature fireplace.

KITCHEN/DINER – 6.23m(20’5”) x 4.67m(15’4”). 2 UPVC double glazed windows. Feature fireplace. Range of base units incorporating 1 ½ basin sink unit. Storage cupboard housing Worcester combi boiler. Rayburn gas cooker. Partially tiled walls.

FRONT BEDROOM 1– 3.77m(12’5”) x 4.33m(14’3”). Radiator. UPVC double glazed window. Fitted wardrobes.

FRONT BEDROOM 2 – 3.79m(12’5”) x 4.30m(14’2”). Radiator. UPVC double glazed window. Fitted wardrobes.

BATHROOM – 3.95m(13’0”) x 2.78m(9’2”). Bath, wash hand basin and W.C. Tiled floor and tiled walls. Radiator. UPVC double glazed window.

REAR PORCH – Tiled floor. Timber window. UPVC double glazed door leading to rear garden.

OUTBUILDINGS – GARAGE.

EXTERIOR – Front garden with driveway

leading to side entrance and large rear garden with ample parking.

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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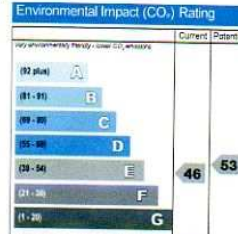
Energy Performance Certificate



154, Sandy Road
LLANELLI
SA15 4DP

Dwelling type: Semi-detached bungalow
Date of assessment: 11 October 2009
Date of certificate: 11-Oct-2009
Reference number: 8661-6520-6539-0888-2092
Total floor area: 122 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.



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.

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	343 kWh/m ² per year	285 kWh/m ² per year
Carbon dioxide emissions	7.0 tonnes per year	5.8 tonnes per year
Lighting	£123 per year	£62 per year
Heating	£1009 per year	£867 per year
Hot water	£113 per year	£113 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.

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.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 912 or visit www.energysavingtrust.org.uk/myhome