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THORNES

**ESTATE
AGENTS**

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**TY TACHWEDD, FOUR ROADS, KIDWELLY,
CARMARTHENSHIRE SA17 4SD**



OFFERS IN THE REGION OF £185,000

- **DETACHED BUNGALOW**
- **VILLAGE LOCATION**
- **4 BEDROOMS**
- **EN SUITE SHOWER ROOM**
- **BATHROOM**
- **LOUNGE**
- **CONSERVATORY**
- **KITCHEN**
- **UTILITY ROOM**
- **OIL FIRED CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS & DOORS**
- **AMPLE PARKING AREA**



TY TACHWEDD, FOUR ROADS (cont'd)

An attractive, detached, bungalow situated in the heart of the village of Four Roads, within just over 8 ½ miles from the towns of Llanelli and Carmarthen respectively. The property has a driveway at the front with parking for 2-3 vehicles with side entrance leading to rear garden.

ACCOMMODATION

ENTRANCE HALL – UPVC front entrance door. Laminate floor. Radiator. Airing cupboard.

LOUNGE – 15'8"(4.77m) x 11'5"(3.48m).

Laminate floor. Radiator. Feature fireplace.

KITCHEN – 17'1"(5.20m) x 9'10"(2.99m).

Range of base units and wall cupboards incorporating single drainer sink unit.

Integrated dishwasher. Breakfast bar. Range-style cooker with cooker hood. Radiator.

Doors to utility room and conservatory.

UTILITY ROOM – Tiled floor. Plumbing for washing machine. Radiator. Central heating boiler. Door to rear.

BEDROOM 4 – 14'11"(4.54m) x 9'7"(2.92m). Radiator. Windows to front and side.

CONSERVATORY – 36'7"(11.15m) x 12'7"(3.83m). 3 Radiators. Double doors leading to garden.

BEDROOM 1 – 12'4"(3.75m) x 9'9"(2.97m). Laminate floor. Radiator.

EN SUITE SHOWER ROOM – Shower cubicle, W.C. and wash hand basin. Tiled floor. Heated towel rail & extractor fan.

BEDROOM 2 – 9'0"(2.74m) x 7'9"(2.36m).

Laminate floor. Radiator. Window to front.

BEDROOM 3 – 9'3"(2.81m) x 9'0"(2.74m).

Laminate floor. Radiator. Window to front.

BATHROOM – Corner bath, W.C. and wash hand basin. Tiled floor. Heated towel rail. Extractor fan.

OUTBUILDINGS - SHED

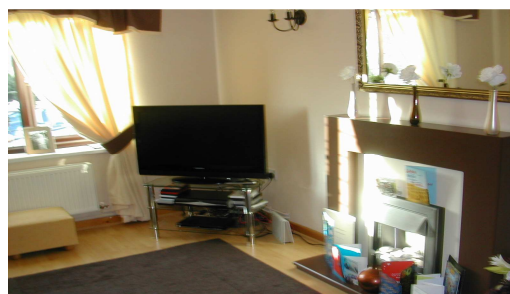
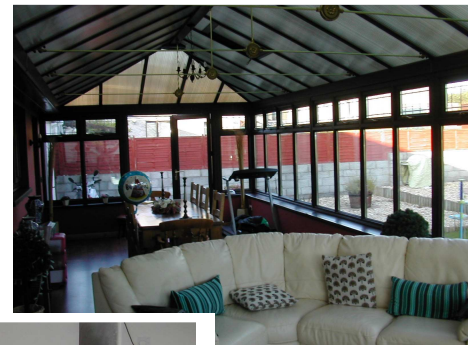
EXTERIOR – The property has an enclosed front garden with parking area for 2-3 cars and side entrance leading to rear garden.

TENURE – Freehold (to be confirmed).

COUNCIL TAX BAND – 'E'.

VIEWING - Strictly by appointment with THORNES.

PLEASE NOTE: All dimensions are approximate.



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

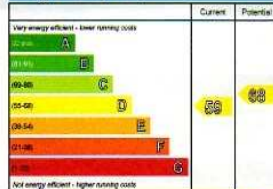


Ty Tachwedd
Four Roads
KIDWELLY
Dyfed
SA17 4SD

Dwelling type: Detached bungalow
Date of assessment: 26 November 2008
Date of certificate: 29 November 2008
Reference number: 9854-2856-5398-0028-5561
Total floor area: 76 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.

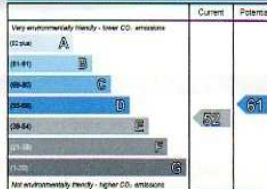
Energy Efficiency Rating



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.

Environmental Impact Rating (CO₂)



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	281 kWh/m ² per year	224 kWh/m ² per year
Carbon dioxide emissions	4.4 tonnes per year	3.5 tonnes per year
Lighting	£73 per year	£36 per year
Heating	£480 per year	£390 per year
Hot water	£121 per year	£108 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 512 012 or visit www.energysavingtrust.org.uk/myhome