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THORNES

**ESTATE
AGENTS**

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**13 TYLE TEG, BURRY PORT,
CARMARTHENSHIRE SA16 0SN**



OFFERS IN THE REGION OF £94,000

- **MID TERRACE PROPERTY**
- **SITUATED IN THE COASTAL TOWN OF BURRY PORT**
- **LOUNGE**
- **KITCHEN/DINER**
- **3 BEDROOMS**
- **BATHROOM**
- **NO. OF UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**
- **CAR HARDSTANDING**

13 TYLE TEG (cont'd)

A mid terrace property situated (edged RED on attached plan) in the coastal town of Burry Port, within easy access of local amenities and the Burry Port Boating Marina within the acclaimed Millennium Coastal Park. The property has an enclosed front garden with car hard-standing and rear lawn garden with patio area.

GROUND FLOOR

ENTRANCE HALL – UPVC double glazed entrance door. Staircase leading to first floor.
LOUNGE – 4.71m(15'6") x 3.32m(10'11"). Two UPVC double glazed windows. Fireplace with coal effect gas fire.
KITCHEN/DINER – 5.52m(18'2") x 4.05m(13'4") (overall). Radiator. UPVC double glazed window and UPVC double glazed bay window to front. Walls partially tiled. Range of base units and wall cupboards incorporating 1 ½ basin sink unit. Electric oven and electric hob with extractor fan above. UPVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING – UPVC double glazed window.
FRONT BEDROOM – 3.89m(12'9") x 3.02m(9'11") (overall). Radiator. UPVC double glazed bay window.
BACK BEDROOM – 2.56m(8'5") x 2.07m(6'10"). Radiator. UPVC double glazed window.
FRONT BEDROOM – 4.33m(14'3") x 3.26m(10'9") (overall). Radiator. Two UPVC double glazed windows.
BATHROOM – Bath (shower above), wash hand basin and W.C. Tiled walls. Tiled floor. UPVC double glazed window. Radiator. Airing cupboard.

OUTBUILDINGS – Coal Bunker.

EXTERIOR – The property has an enclosed front garden with car hard-standing and rear garden laid to lawn with patio area.

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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13 TYLE TEG (cont'd)

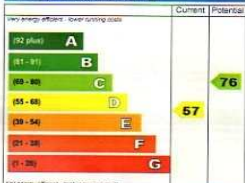
Energy Performance Certificate

13, Tyle Teg
BURRY PORT
SA16 6SN

Dwelling type: Mid-terrace house
Date of assessment: 28-Sep-2010
Date of certificate: 26-Sep-2010
Reference number: 2788-0031-6201-8000-2910
Type of assessment: RdSAP, existing dwelling
Total floor area: 70 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency base fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

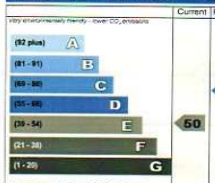
Energy Efficiency Rating



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 (CO₂) Rating



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	373 kWh/m ² per year	205 kWh/m ² per year
Carbon dioxide emissions	4.3 tonnes per year	2.4 tonnes per year
Lighting	£49 per year	£37 per year
Heating	£561 per year	£381 per year
Hot water	£237 per year	£104 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, 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 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 change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products, 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.

