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THORNES

**ESTATE
AGENTS**

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**14 BRYN GWDIG, BURRY PORT,
CARMARTHENSHIRE, SA16 0SW**



OFFERS IN THE REGION OF £92,500

- **MID TERRACE PROPERTY**
- **SITUATED IN THE LOVELY COASTAL TOWN OF BURRY PORT CLOSE TO THE MARINA AND SHOPPING CENTRE**
- **LOUNGE**
- **KITCHEN**
- **SHOWER ROOM**
- **3 BEDROOMS**
- **UPVC DOUBLE GLAZED WINDOWS**
- **PARTIAL GAS CENTRAL HEATING**
- **REAR GARDEN**

14 BRYN GWDIG, BURRY PORT (cont'd)

A mid terrace property situated in an established residential area in road leading from main Llanelli/Burry Port road (A484) (shaded RED) on rear plan. The property has a forecourt front and garden to the rear.

GROUND FLOOR

ENTRANCE HALL – UPVC double glazed door. Laminate floor. Staircase leading to first floor. Timber door leading to:

LOUNGE – 4.40m (14'5") overall x 3.34m (11') – Radiator. Upvc double glazed window. Marble hearth. Timber door leading to:

KITCHEN – 2.89m (9'6") x 2.30m (7'7") Range of base units and wall cupboards incorporating 1½ basin sink unit. Electric oven and electric hob with extractor fan above. Laminate floor. 2 Upvc double glazed windows. 2 storage rooms. Partial tiled walls.

SHOWER ROOM – Shower cubicle (electric shower). Wash hand basin and radiator. Laminate floor. Partial tiled walls.

CLOAKROOM – W.C. Gas combi boiler. Timber door.

INNER HALL – Tiled floor. Upvc double glazed window. Upvc double glazed door leading to rear garden.

FIRST FLOOR

LANDING

FRONT BEDROOM – 4.40m (14'5") x 2.91m (9'7") Radiator. Upvc double glazed window. Storage cupboard.

BACK BEDROOM – 3.06m (10'1") x 2.85m (9'4") Radiator. Upvc double glazed window.

BACK BEDROOM – 2.68m (8'10") x 2.11m (6'11") Radiator. Upvc double glazed window.

OUTBUILDINGS – SHED

EXTERIOR – Enclosed front forecourt and rear lawned garden. Rear gate leading to Y Rhodfa.

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

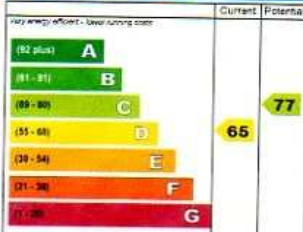


14, Bryn Gwdig
BURY PORT
SA16 0SW

Dwelling type: Mid-terrace house
Date of assessment: 17 April 2010
Date of certificate: 18-Apr-2010
Reference number: 8606-7937-0429-6696-9403
Type of assessment: RdSAP, existing dwelling
Total floor area: 68 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



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.

Environmental Impact (CO₂) Rating



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	306 kWh/m ² per year	196 kWh/m ² per year
Carbon dioxide emissions	3.5 tonnes per year	2.2 tonnes per year
Lighting	£35 per year	£35 per year
Heating	£536 per year	£359 per year
Hot water	£112 per year	£87 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 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 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.

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. 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.