
**EST.
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THORNES

**ESTATE
AGENTS**

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**14 RANDALL SQUARE, PEMBREY,
CARMARTHENSHIRE SA16 0TY**



OFFERS IN THE REGION £80,000

- **SEMI DETACHED PROPERTY**
- **SITUATED IN THE COASTAL VILLAGE OF PEMBREY**
- **2 RECEPTION ROOMS**
- **KITCHEN**
- **UTILITY ROOM**
- **2 BEDROOMS**
- **BATHROOM**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**
- **LARGE GARDEN**

14 RANDALL SQUARE (cont'd)

A semi detached property situated (edged RED on attached plan) in the coastal village of Pembrey, within easy access of the Pembrey Countryside Park with its beautiful Cefn Sidan Beach and the Burry Port Boating Marina which forms part of the award winning Millennium Coastal Park. The property has an enclosed forecourt and side entrance leading to large rear garden.

GROUND FLOOR

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

LOUNGE – 4.92m(16'2") x 3.07m(10'1"). Radiator. 2 UPVC double glazed windows. Fireplace with coal effect gas fire.

LIVING ROOM - 5.17m(17'0") x 2.91m(9'7"). Radiator. UPVC double glazed window. Fireplace with coal effect gas fire. Storage cupboard.

UTILITY ROOM – 1.77m(5'10") x 1.68m(5'6"). Timber window and timber door leading to rear garden. Quarry tiled floor.

KITCHEN – 2.31m(7'7") x 2.45m(8'1"). 2 Steel windows. Partially tiled walls. Gas combi boiler. 1 ½ basin sink unit. Freestanding gas oven and gas hob.

PANTRY – Steel window.

FIRST FLOOR

LANDING.

BACK BEDROOM – 4.26m(14'0") x 2.94m(9'8"). Radiator. 2 UPVC double glazed windows. Tiled fireplace.

FRONT BEDROOM – 4.85m(15'11") x 2.67m(8'9"). Radiator. 2 UPVC double glazed windows.

BATHROOM – Bath, wash hand basin and W.C. UPVC double glazed window. Radiator. Airing cupboard.

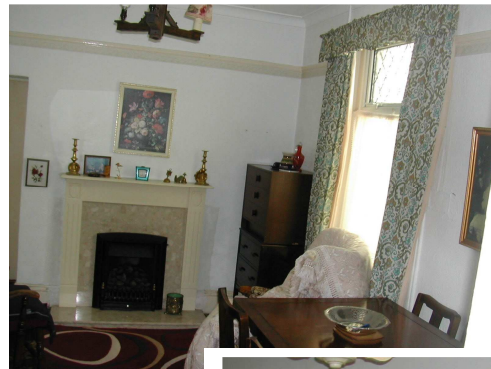
OUTBUILDINGS - 2 SHEDS.

EXTERIOR – The property has an enclosed forecourt with side entrance leading to large rear garden.

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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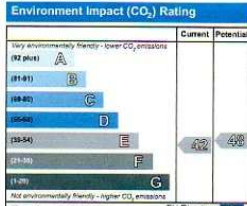
Energy Performance Certificate



14, Randall Square
Pembrey
BURRY PORT
SA16 0TY

Dwelling type: Semi-detached house
Date of assessment: 15 April 2011
Date of certificate: 15 April 2011
Reference number: 9756-4053-6274-8658-6934
Type of assessment: RUSAP, existing dwelling
Total floor area: 79 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

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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.

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	435 kWh/m ² per year	374 kWh/m ² per year
Carbon dioxide emissions	5.7 tonnes per year	4.8 tonnes per year
Lighting	£37 per year	£41 per year
Heating	£887 per year	£755 per year
Hot water	£135 per year	£116 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 data 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.