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AGENTS**

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**183 DOLAU FAN, BURRY PORT,  
CARMARTHENSHIRE SA16 0RG**



**OFFERS IN THE REGION OF £192,500**

- **DETACHED BUNGALOW**
- **SITUATED IN ELEVATED LOCATION & ENJOYING PANORAMIC COASTAL VIEWS**
- **LOUNGE**
- **KITCHEN**
- **CONSERVATORY**
- **3 BEDROOMS**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**
- **GARAGE**

## **183 DOLAU FAN, BURRY PORT(cont'd)**

A well presented detached bungalow situated (edged RED on attached plan) in a popular location, within easy access of Burry Port Boating Marina and the Pembrey Countryside Park. The property enjoys panoramic coastal views and has an enclosed front garden with drive alongside leading to garage and rear garden.

### **ACCOMMODATION**

**STORM PORCH** – UPVC double glazed entrance door.

**ENTRANCE HALL** – UPVC double glazed door. Radiator. Storage cupboard.

**LOUNGE** – 5.26m(17'3") x 3.57m(11'9"). Radiator. UPVC double glazed patio doors.

**BACK BEDROOM** – 2.55m(8'5") x 1.98m(6'6"). Radiator. UPVC double glazed window. Laminate flooring.

**BATHROOM** – Bath (with shower above), wash hand basin and W.C. Radiator. Tiled floor, tiled walls. UPVC double glazed window.

**FRONT BEDROOM** – 4.27m(14'0") x 2.71m(8'11"). Radiator. UPVC double glazed window.

**BACK BEDROOM** – 3.57m(11'9") x 2.96m(9'9"). Radiator. UPVC double glazed window. Fitted wardrobe.

**KITCHEN** – 4.95m(16'3") x 2.69m(8'10"). Radiator. Partially tiled walls. Tiled floor. Range of base units and wall cupboards incorporating 1 ½ basin sink unit, gas oven and gas hob with extractor fan above. Integral dishwasher. 2 UPVC double glazed windows.

Door leading to:-

**CONSERVATORY** – 3.41m(11'3") x 5.21m(17'1"). UPVC construction. Radiator. UPVC double glazed patio doors leading to rear garden. Tiled floor.

### **OUTBUILDINGS**

**GARAGE** – 6.60m(21'8") x 2.95m(9'8"). Radiator. Gas boiler. Up and over door.

UPVC double glazed door leading to car hard-standing.  
**SHED.**

**EXTERIOR** - The property has an enclosed front garden with drive alongside with parking area, leading to garage and rear garden.

**TENURE** – Freehold (to be confirmed).  
**COUNCIL TAX BAND** – 'D'

**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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# 183 DOLAU FAN (cont'd)

**Energy Performance Certificate**

183, Dolau Fan Road  
BURY PORT  
SA16 0RG

Dwelling type: Detached bungalow  
Date of assessment: 30 November 2009  
Date of certificate: 30 November 2009  
Reference number: 0811-6329-7228-1040-6076  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 96 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	
Current	Potential
75	76

Environment Impact (CO <sub>2</sub> ) Rating	
Current	Potential
72	72

**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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	186 kWh/m <sup>2</sup> per year	184 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.0 tonnes per year	2.9 tonnes per year
Lighting	£80 per year	£48 per year
Heating	£444 per year	£446 per year
Hot water	£100 per year	£100 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. 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.

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