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1972**

**THORNES**

**ESTATE  
AGENTS**

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**20 PEMBERTON PARK, PEMBERTON,  
LLANELLI, CARMARTHENSHIRE SA14 8NN**



**OFFERS IN THE REGION OF £129,950**

- **DETACHED BUNGALOW**
- **SITUATED IN CONVENIENT LOCATION FOR ACCESS TO M4 LINK ROAD & TROSTRE RETAIL PARK**
- **LOUNGE**
- **KITCHEN**
- **CONSERVATORY**
- **3 BEDROOMS**
- **BATHROOM**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**
- **OFF STREET PARKING FOR SEVERAL CARS**

## **20 PEMBERTON PARK (cont'd)**

An attractive, easy-to-maintain detached bungalow, conveniently situated (edged RED on attached plan) for access to M4 Link Road, Trostre Retail Park and within 2 ½ miles from town centre. The property has a walled forecourt and off road parking at the side with side entrance leading to rear garden.

**PORCH** – UPVC double glazed entrance door and side screen. Radiator. Storage cupboard. Double doors leading to:-

**KITCHEN** – 5.47m(18'0") x 2.72m(8'11").

Radiator. 2 UPVC double glazed windows. UPVC double glazed door leading to side entrance. Partially tiled and partially laminate flooring. Partially tiled walls. Range of base units and wall cupboards incorporating 1 ½ basin sink unit.

**LOUNGE** – 5.39m(17'8") x 3.65m(12'0") (overall). 2 Radiators. UPVC double glazed window. Fireplace with gas fire and back boiler.

**INNER HALL** – Airing cupboard.

**BACK BEDROOM 1** – 3.71m(12'2") x 3.63m(11'11"). Radiator. UPVC double glazed window.

**BACK BEDROOM 2** – 3.61m(11'10") x 2.67m(8'9"). Radiator. UPVC double glazed patio doors leading into conservatory.

**CONSERVATORY** – 3.62m(11'11") x 3.03m(10'0"). UPVC construction. Radiator. Tiled floor. Doors leading to rear garden.

**BEDROOM 3** – 2.74m(9'0") x 2.40m(7'11").

Radiator. UPVC double glazed window.

**BATHROOM** – Bath (with shower above), W.C. and wash hand basin. Tiled walls, radiator, 2 UPVC double glazed windows.

**OUTBUILDINGS** – 2 SHEDS and 2 GREENHOUSES.

**EXTERNALLY** – The property has a walled forecourt and ample off- street parking to the side with side entrance leading to side and rear gardens.

**TENURE** – Freehold (to be confirmed).

**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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## 20 Pemberton Park (cont'd)

**Energy Performance Certificate**
SAP

**20, Pemberton Park**  
 LLANELLI  
 SA14 8NN

Dwelling type: Detached bungalow  
 Date of assessment: 04 May 2011  
 Date of certificate: 04 May 2011  
 Reference number: 8369-6325-8930-2604-3902  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 80 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

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Not energy efficient - higher running costs  
 England & Wales  
 EU Directive 2002/91/EC

### Environment impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Not environmentally friendly - higher CO<sub>2</sub> emissions  
 England & Wales  
 EU Directive 2002/91/EC

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

	Current	Potential
Energy use	271 kWh/m <sup>2</sup> per year	198 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.2 tonnes per year	3.1 tonnes per year
Lighting	£42 per year	£42 per year
Heating	£819 per year	£500 per year
Hot water	£169 per year	£101 per year

You could save up to £187 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 date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the Energy Saving Trust 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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