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**EST.  
1972**

**THORNES**

**ESTATE  
AGENTS**

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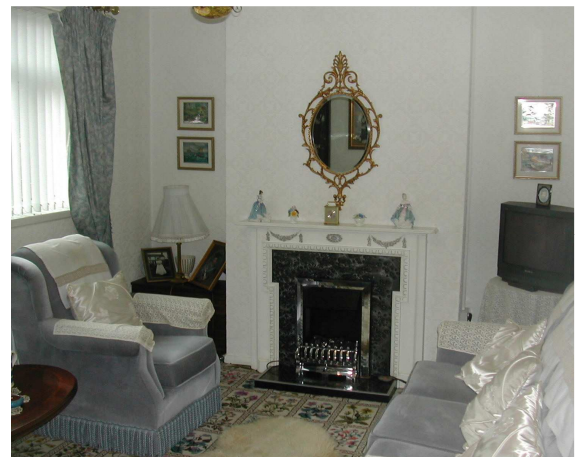
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**22 PENYBRYN AVENUE, BURRY PORT,  
CARMARTHENSHIRE SA16 0PU**



**OFFERS IN THE REGION OF £95,000**

- **SEMI DETACHED PROPERTY**
- **SITUATED IN THE COASTAL TOWN OF BURRY PORT**
- **2 RECEPTION ROOMS**
- **KITCHEN**
- **3 BEDROOMS**
- **BATHROOM**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**



## **22 PENYBRYN AVENUE (cont'd)**

A well presented semi detached property situated in the coastal town of Burry Port within easy access of Burry Port Marina and the Pembrey Countryside Park. The property has an enclosed forecourt and rear garden laid to lawn with patio area.

### **GROUND FLOOR**

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

Radiator. UPVC double glazed window.

**LIVING ROOM** – 4.14m(13'7") x 3.04m(10'0"). Radiator. UPVC double glazed window. Feature fireplace with electric fire.

**LOUNGE/DINER** – 6.12m(20'1") x 3.85m(12'8") (overall). Radiator. Two UPVC double glazed windows. Feature fireplace with gas fire. Storage cupboard.

**KITCHEN** – 5.27m(17'4") x 2.50m(8'3"). Radiator. Two UPVC double glazed windows. Two UPVC double glazed doors. Tiled floor. Partially tiled walls. Range of base units and wall cupboards incorporating sink unit, electric oven and electric hob.

### **FIRST FLOOR**

**LANDING** – UPVC double glazed window.

**FRONT BEDROOM** – 3.66m(12'0") x 3.37m(11'1"). Radiator. UPVC double glazed window.

**BACK BEDROOM** – 3.30m(10'10") x 3.39m(11'2") (overall). Radiator. UPVC double glazed window. Airing cupboard.

**FRONT BEDROOM** – 2.65m(8'9") x 3.56m(11'8") (overall). Radiator. UPVC double glazed window. Built-in wardrobe.

**BATHROOM** – Bath (with shower above), wash hand basin. Laminate flooring. Two UPVC double glazed windows. Radiator.

**SEPARATE W.C.** – W.C. and wash hand basin. Laminate flooring. UPVC double glazed window. Tiled walls.

### **OUTBUILDINGS – SHED.**

**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:

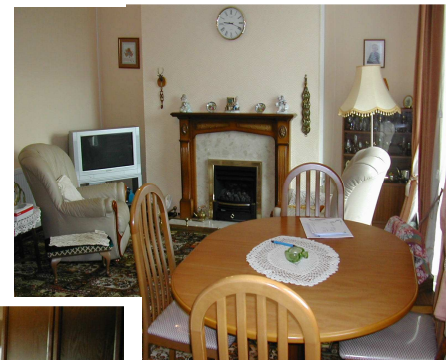
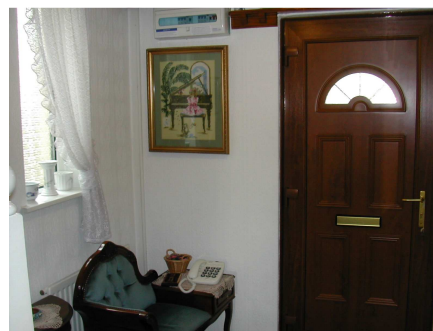
1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the a contract.
2. No person in the employment of THORNES has any authority to make or give any representation or warranty whatever in relation to this report.

**EXTERIOR** – The property has an enclosed forecourt with rear garden laid to lawn with patio area.

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

**COUNCIL TAX BAND** – 'B'

**VIEWING** - Strictly by appointment with THORNES.



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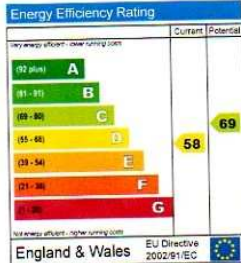
# Energy Performance Certificate



22, Penybryn Avenue  
BURRY PORT  
SA16 0PU

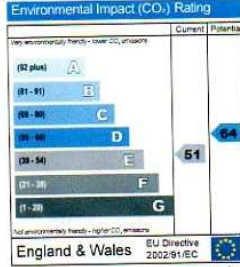
Dwelling type: Semi-detached house  
Date of assessment: 22-Feb-2011  
Date of certificate: 22-Feb-2011  
Reference number: 9499-6122-8470-5452-0922  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 97 m<sup>2</sup>

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.



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	322 kWh/m <sup>2</sup> per year	234 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.2 tonnes per year	3.5 tonnes per year
Lighting	£66 per year	£53 per year
Heating	£794 per year	£506 per year
Hot water	£179 per year	£131 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.



View from 1st floor