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AGENTS**

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**23 PEMBERTON AVENUE, BURRY PORT,  
CARMARTHENSHIRE SA16 0AG**



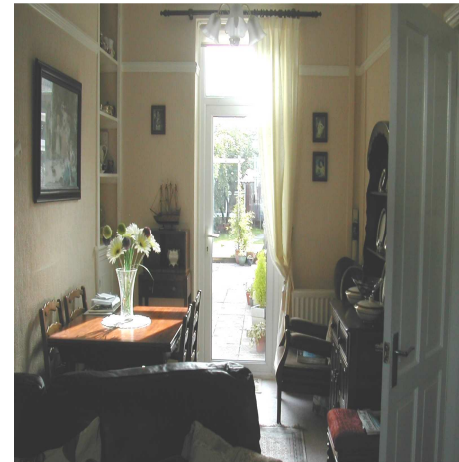
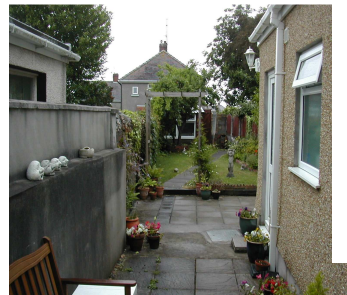
**OFFERS IN THE REGION OF £105,000**

- **MID TERRACE PROPERTY**
- **SITUATED IN POPULAR AREA OF BURRY PORT**
- **LOUNGE/DINER**
- **KITCHEN**
- **BATHROOM**
- **3 BEDROOMS**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**

**23 PEMBERTON AVENUE (cont'd)**

VIEWING - Strictly by appointment with THORNES.

A mid terrace property situated in a popular area of the coastal town of Burry Port (edged RED on attached plan), within easy access of local shopping centre, Boating Marina, Millennium Coastal Park and Train Station. The property has an enclosed front garden and rear garden with car hard-standing and rear lane access.



**GROUND FLOOR**

**PORCH** – UPVC double glazed entrance door. Tiled floor. Timber door leading to:-  
**ENTRANCE HALL** – Radiator. Laminate flooring. Staircase to first floor.  
**LOUNGE/DINER** – 6.98m(22'11") x 3.64m(12'0") (overall). 2 Radiators. UPVC double glazed window. UPVC double glazed French door. Coal effect gas fire in tiled fireplace.  
**KITCHEN** – 3.06m(10'1") x 2.33m(7'8"). Radiator. Range of Base units incorporating 1 ½ basin sink unit and wall cupboards. UPVC double glazed window and UPVC double glazed door leading to rear garden. Partially tiled walls.  
**BATHROOM** – Shower, wash hand basin and W.C. Radiator. UPVC double glazed window. Tiled walls. Storage cupboard housing gas combi boiler.

**FIRST FLOOR**

**LANDING** – UPVC double glazed window. Airing cupboard with radiator.  
**FRONT BEDROOM** – 3.36m(11'1") x 2.76m(9'1"). Radiator. UPVC double glazed window. Built-in wardrobe.  
**BACK BEDROOM** – 3.46m(11'4") x 2.84m(9'4") (overall). Radiator. UPVC double glazed window. Built-in wardrobe.  
**FRONT BEDROOM** – 2.43m(8'0") x 1.58m(5'2"). Radiator. UPVC double glazed window.



**OUTBUILDINGS** – UTILITY ROOM and SHED.

**EXTERIOR** – Enclosed front garden and rear garden with car hardstanding and rear lane access.

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

**COUNCIL TAX BAND** 'B'

**Performance Certificate**

Pemberton Avenue  
 BURY PORT  
 15 DAG

Dwelling type: Mid-terrace house  
 Date of assessment: 24 June 2010  
 Date of certificate: 24-Jun-2010  
 Reference number: 0571-2874-6564-9320-8395  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 77 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 costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	
Current	Potential
59	69

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
52	64

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.

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	340 kWh/m <sup>2</sup> per year	255 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.4 tonnes per year	3.3 tonnes per year
Lighting	£59 per year	£39 per year
Heating	£578 per year	£519 per year
Hot water	£99 per year	£93 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 this 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.

**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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