
**EST.
1972**

THORNES

**ESTATE
AGENTS**

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**2 DANLAN ROAD, PEMBREY,
CARMARTHENSHIRE SA16 0UF**



OFFERS IN THE REGION OF £84,500

- **SEMI DETACHED PROPERTY**
- **SITUATED IN THE COASTAL TOWN OF PEMBREY**
- **LOUNGE/DINER**
- **KITCHEN**
- **2 BEDROOMS**
- **BATHROOM**
- **UPVC DOUBLE GLAZED WINDOWS**

2 DANLAN ROAD, PEMBREY (cont'd)

VIEWING - Strictly by appointment with THORNES.

A semi detached property situated (edged RED on attached plan) in the coastal town of Pembrey, within easy access of the Pembrey Countryside Park with its beautiful Cefn Sidan Beach and Burry Port Boating Marina that forms part of the Millennium Coastal Park. The property has a front garden and a separate side garden.



GROUND FLOOR

PORCH – UPVC double glazed entrance door. UPVC double glazed window.
LOUNGE/DINER – 5.84m(19'2") x 4.09m(13'5"). Two UPVC double glazed windows. Laminate flooring. Staircase leading to first floor. Open beam ceiling. Storage heater.
KITCHEN – 2.76m(9'1") x 2.40m(7'11"). Range of base units and wall cupboards incorporating 1 ½ basin sink unit, electric oven and electric hob with extractor fan above. UPVC double glazed window. UPVC double glazed door leading to side entrance. Tiled walls.



FIRST FLOOR

LANDING.
FRONT BEDROOM – 4.13m(13'7") x 2.78m(9'2"). UPVC double glazed window.
FRONT BEDROOM – 3.02m(9'11") x 2.16m(7'1"). UPVC double glazed window. Partially panelled walls.
BATHROOM – Bath (electric shower above), wash hand basin and W.C. Walls partially tiled and panelled. Airing cupboard.

OUTBUILDINGS – SHED.

EXTERIOR - The property has a front garden with decking and a separate side garden.

TENURE – Freehold (to be confirmed).
COUNCIL TAX BAND – B.

Energy Performance Certificate

2, Danlan Road
Pembrey,
BURY PORT
SA16 0UF

Dwelling type: Semi-detached house
Date of assessment: 05 July 2011
Date of certificate: 05 July 2011
Reference number: 0442-2685-6438-9409-5501
Type of assessment: RdSAP, existing dwelling
Total floor area: 59 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.

Energy Efficiency Rating		Environment Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	875 kWh/m ² per year	674 kWh/m ² per year
Carbon dioxide emissions	9.1 tonnes per year	7.0 tonnes per year
Lighting	£65 per year	£34 per year
Heating	£953 per year	£687 per year
Hot water	£133 per year	£133 per year

You could save up to £317 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.

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.
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