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THORNES

**ESTATE
AGENTS**

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**2 PISTYLL NEWYDD, MYNYDDYGARREG,
KIDWELLY, CARMARTHENSHIRE SA17 4NW**



OFFERS IN THE REGION OF £77,000

- **CHARMING, ATTRACTIVELY MODERNISED SEMI DETACHED COTTAGE**
- **SITUATED IN THE RURAL VILLAGE OF MYNYDDYGARREG**
- **LOUNGE**
- **BATHROOM**
- **KITCHEN**
- **1 BEDROOM**
- **OIL CENTRAL HEATING**
- **CAR HARDSTANDING**



2 PISTYLL NEWYDD (cont'd)

An attractive, charming, well presented semi detached cottage situated (edged RED on attached plan) in the village of Mynyddgarreg, in the Gwendraeth Fach valley. Within easy commuting distance of Kidwelly Castle and the coastal villages of Pembrey and Burry Port, the property has an open forecourt with car hardstanding and side entrance leading to the rear, with steps leading to a balcony area overlooking rural views. Ideal starter/retirement or holiday home.

GROUND FLOOR

LOUNGE – 4.11m(13'6") x 4.43m(14'7") (overall). Radiator. Staircase leading to first floor. Stone fireplace. Timber window and timber door. Open beam ceilings.

BATHROOM – Bath, shower, wash hand basin and W.C. Partially tiled walls. Tiled floor. Heated towel rail. UPVC double glazed window.

KITCHEN – 4.09m(13'5") x 2.09m(6'11"). Radiator. 2 UPVC double glazed windows. Tiled floor. Partially tiled walls. Range of base units and wall cupboards incorporating 1 ½ basin sink unit, electric oven and electric hob, plumbed washing machine and fridge/freezer.

FIRST FLOOR

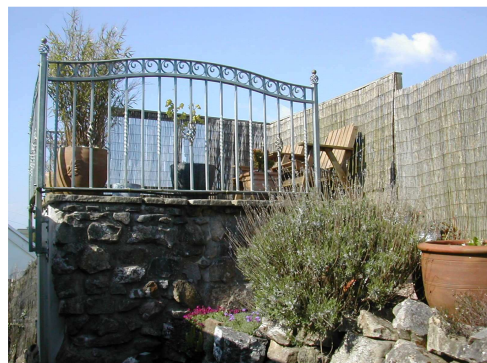
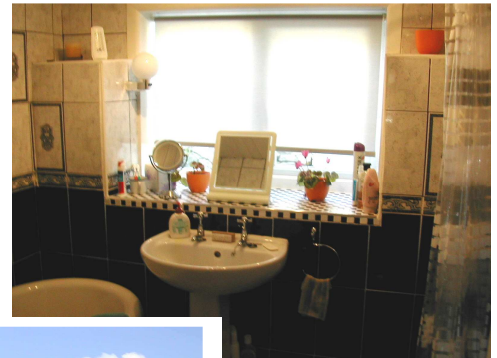
BEDROOM 1 – 4.38m(14'5") x 4.10m(13'6") (overall). 2 Radiators. Laminate flooring. 2 Hardwood windows.

OUTBUILDINGS – Boiler Room.

EXTERIOR – The property has an open forecourt with car hard-standing and has side entrance with steps at the rear leading to balcony area overlooking fields.

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

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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2 Pistyll Newydd cont'd

Energy Performance Certificate

2 Pistyll Newydd,
 Mynyddyparreg,
 KIDWELLY,
 SA17 4NW

Dwelling type: Semi-detached house
 Date of assessment: 07 May 2010
 Date of certificate: 07 May 2010
 Reference number: 0576-2653-6963-9700-0081
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 50 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		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very good energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100)			(92-100)
A			A
(81-91)			B
B			B
(69-80)			C
C			C
(55-68)			D
D			D
(43-54)			E
E	43	54	E
(29-42)			F
F			F
(13-28)			G
G			G
(1-12)			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
EU Directive 2002/91/EC			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 this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	470 kWh/m ² per year	381 kWh/m ² per year
Carbon dioxide emissions	4.8 tonnes per year	3.9 tonnes per year
Lighting	£51 per year	£25 per year
Heating	£670 per year	£552 per year
Hot water	£113 per year	£97 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.

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.