
**EST.
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THORNES

**ESTATE
AGENTS**

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**33 BERWICK ROAD, BYNEA, LLANELLI,
CARMARTHENSHIRE SA14 9SS**



OFFERS IN THE REGION OF £89,950

- **SEMI DETACHED PROPERTY**
- **SITUATED IN THE VILLAGE OF BYNEA,
WITHIN EASY COMMUTING DISTANCE OF
LLANELLI & SWANSEA**
- **2 RECEPTION ROOMS**
- **KITCHEN**
- **3 BEDROOMS**
- **BATHROOM**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**

33 BERWICK ROAD, BYNEA,
LLANELLI(cont'd)

A semi detached property situated in the village of Bynea (edged RED on attached plan), within easy commuting distance of Llanelli and Swansea. The property has an enclosed forecourt with side entrance leading to rear garden.

GROUND FLOOR

ENTRANCE HALL – UPVC double glazed entrance door. Staircase leading to first floor.
LOUNGE – 4.62m(15'2") x 3.45m(11'4"). Radiator. UPVC double glazed window. Gas fire with back boiler. Double timber doors leading to:-
DINING ROOM – 3.19m(10'6") x 2.60m(8'6"). Radiator. UPVC double glazed window.
KITCHEN – 2.94m(9'8") x 3.19m(10'6"). Radiator. UPVC double glazed window. Partially tiled walls. Range of base units and wall cupboards incorporating 1 ½ basin sink unit, plumbing for washing machine. UPVC double glazed door leading to rear garden.

FIRST FLOOR

LANDING – UPVC double glazed window.
FRONT BEDROOM – 4.37m(14'4") x 3.28m(10'9"). UPVC double glazed window. Airing cupboard.
BACK BEDROOM – 2.89m(9'6") x 4.36m(14'4"). Radiator. UPVC double glazed window. Storage cupboard.
FRONT BEDROOM – 2.97m(9'9") x 2.24m(7'4"). Radiator. UPVC double glazed window.
BATHROOM – Shower cubicle, wash hand basin and W.C. Walls partially tiled. UPVC double glazed window. Radiator.

OUTBUILDINGS – W.C. 2 SHEDS.

EXTERIOR – Enclosed forecourt with side entrance leading to rear garden

TENURE – Freehold (to be confirmed).

TAX BAND – 'B'

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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Energy Performance Certificate

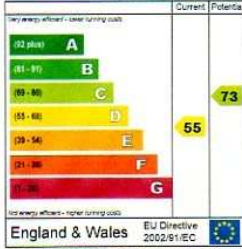


33, Berwick Road
 Bynna
 LLANELLI
 SA14 9SS

Dwelling type: Semi-detached house
 Date of assessment: 28 September 2009
 Date of certificate: 28-Sep-2009
 Reference number: 2688-9029-0251-6571-9024
 Total floor area: 80 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.

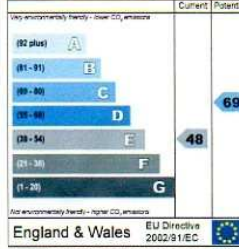
Energy Efficiency Rating



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.

Environmental Impact (CO₂) Rating



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 (CO₂) emissions. The higher the rating, the less impact it has on the environment.

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

	Current	Potential
Energy use	368 kWh/m ² per year	217 kWh/m ² per year
Carbon dioxide emissions	4.9 tonnes per year	2.9 tonnes per year
Lighting	£70 per year	£40 per year
Heating	£513 per year	£435 per year
Hot water	£223 per year	£105 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

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.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome