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THORNES

**ESTATE
AGENTS**

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**52 SANDFIELD ROAD, BURRY PORT,
CARMARTHENSHIRE SA16 0LH**



OFFERS IN THE REGION OF £85,000

- **MID TERRACE PROPERTY**
- **SITUATED IN THE LOVELY COASTAL TOWN OF BURRY PORT WITHIN WALKING DISTANCE OF THE MARINA AND SHOPPING CENTRE**
- **CLOAKROOM**
- **LIVING ROOM**
- **KITCHEN**
- **3 BEDROOMS**
- **BATHROOM**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**

52 SANDFIELD ROAD, BURRY PORT (cont'd)

A mid terrace property situated in the lovely coastal town of Burry Port, within walking distance of Burry Port Boating Marina and Millennium Coastal Park, shopping centre and Train Station. The property has an open front garden and rear garden with rear lane access.

GROUND FLOOR

ENTRANCE HALL – UPVC double glazed door and side screen. Radiator. Staircase leading to first floor. Storage cupboard. UPVC double glazed door leading to rear garden.

CLOAKROOM – W.C. and wash hand basin. UPVC double glazed window. Laminate flooring. Partially tiled walls.

LIVING ROOM – 3.97m(13'1") x 3.62m(11'11") (overall). Radiator. UPVC double glazed window. Gas fire with back boiler.

KITCHEN – 3.82m(12'7") x 3.63m(11'11"). Storage cupboard with double radiator. Laminate flooring. UPVC double glazed window. Partially tiled walls. Range of base units and wall cupboards incorporating 1 ½ basin sink unit.

FIRST FLOOR

LANDING – Airing cupboard.

BACK BEDROOM – 3.85m(12'8") x 3.41m(11'3") (overall). Radiator. UPVC double glazed window. Storage cupboard.

FRONT BEDROOM – 3.95m(13'0") x 3.59m(11'10") (overall). Radiator. UPVC double glazed window. Fitted wardrobes.

FRONT BEDROOM – 2.51m(8'3") x 2.41m(7'11"). Radiator. UPVC double glazed window. Storage cupboard.

BATHROOM – Bath (with shower above), wash hand basin and W.C. Tiled walls. UPVC double glazed window. Radiator.

OUTBUILDINGS – 2 Sheds.

EXTERIOR – Rear garden laid partially to lawn with decking and paved areas and rear lane access.

TENURE – Freehold (to be confirmed).

COUNCIL TAX BAND – 'B'.

VIEWING - Strictly by appointment with THORNES.



Rear of property

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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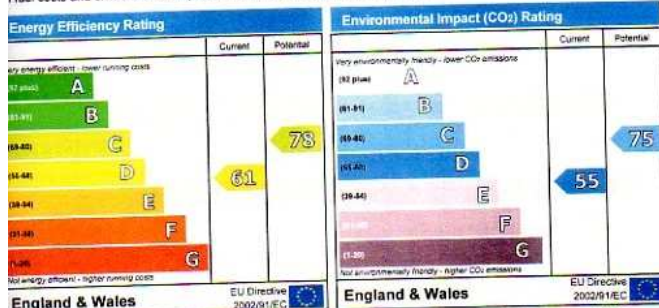
Energy Performance Certificate



2, Sandfield Road,
MURRY PORT,
SA16 0LH

Dwelling type: Mid-terrace house
Date of assessment: 23 April 2010
Date of certificate: 23 April 2010
Reference number: 8650-6224-7400-6557-1922
Type of assessment: RdSAP, existing dwelling
Total floor area: 88 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.



England & Wales

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	305 kWh/m ² per year	167 kWh/m ² per year
Carbon dioxide emissions	4.5 tonnes per year	2.5 tonnes per year
Lighting	£72 per year	£45 per year
Heating	£519 per year	£368 per year
Hot water	£257 per year	£112 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.