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AGENTS**

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**64 PENCOED ROAD, BURRY PORT,  
CARMARTHENSHIRE SA16 0PW**



**OFFERS IN THE REGION OF £129,950**

- **RECENTLY RENOVATED SEMI DETACHED PROPERTY**
- **SITUATED IN THE HEART OF THE COASTAL TOWN OF BURRY PORT**
- **LOUNGE**
- **DINING ROOM**
- **KITCHEN**
- **BATHROOM**
- **3 BEDROOMS**
- **GAS CENTRAL HEATING**
- **UPVC DOUBLE GLAZED WINDOWS**

## **64 PENCOED ROAD (cont'd)**

A spacious, recently completely renovated semi detached property situated (edged RED on attached plan) in the heart of the coastal town of Burry Port, within walking distance of local shops, Train Station and Boating Marina. The property has an enclosed front garden with side access leading to a large rear garden laid to lawn with patio area.

### **GROUND FLOOR**

**PORCH** – UPVC double glazed entrance door.

**LOUNGE** – 8.23m(27'0") x 4.85m(15'11"). UPVC double glazed window to front and rear. Feature fireplace with coal effect gas fire. Two radiators. Staircase leading to first floor.

**DINING ROOM** – 4.24m(13'11") x 2.74m(9'0"). UPVC double glazed door to side leading to garden. UPVC double glazed window to side. Radiator. Tiled floor. Open plan to:

**KITCHEN** – 5.08m(16'8") x 3.05m(10'0"). UPVC double glazed window to rear. Range of base units and wall cupboards incorporating sink unit, space for fridge freezer, plumbing for washing machine. Tiled floor. Wall mounted combination boiler servicing domestic hot water and gas central heating.

**BATHROOM** – 3.23m(10'7") x 1.78m(5'10"). UPVC double glazed window to rear, bath with shower above, wash hand basin and W.C. Tiled walls, tiled floor. Radiator.

### **FIRST FLOOR**

**LANDING** - Loft access.

**BEDROOM 1** – 4.80m(15'9") x 3.20m(10'6"). Two UPVC double glazed windows to front. Radiator.

**BEDROOM 2** – 4.27m(14'0") x 2.77m(9'1") UPVC double glazed window to side. Radiator.

**BEDROOM 3** – 3.07m(10'1") x 2.87m(9'5"). UPVC double glazed window to rear. Radiator.

**OUTBUILDINGS** – GREENHOUSE and SHED.

**EXTERNALLY** – The property has an enclosed front garden with side access leading to a large rear garden laid to lawn with patio area.

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

**COUNCIL TAX BAND** -

**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



64 Pencoeed Road  
BURY PORT  
Dyfed  
SA16 0PW

Dwelling type: Semi-detached house  
Date of assessment: 11 November 2011  
Date of certificate: 11 November 2011  
Reference number: 9353-2629-6406-9109-0675  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 103 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 fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



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	183 kWh/m <sup>2</sup> per year	160 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.6 tonnes per year	3.2 tonnes per year
Lighting	£63 per year	£63 per year
Heating	£578 per year	£513 per year
Hot water	£99 per year	£87 per year

**You could save up to £76 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 data 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.