
**EST.
1972**

THORNES

**ESTATE
AGENTS**

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**6 HEOL Y FELIN, BURRY PORT,
CARMARTHENSHIRE SA16 0NY**



OFFERS IN THE REGION OF £69,995

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

6 HEOL Y FELIN, BURRY PORT (cont'd)

A semi detached property conveniently situated (edged RED on attached plan) in the heart of the coastal town of Burry Port, overlooking the park, within walking distance of shopping centre and the Boating Marina with its award winning Millennium Coastal Park. The property has an enclosed front garden and side entrance leading to rear garden.

GROUND FLOOR

ENTRANCE HALL – Timber front entrance door. Staircase leading to first floor. UPVC double glazed window.

LOUNGE/DINER – 5.92m(19'5") x 3.33m(10'11"). Tiled fireplace with gas fire. 2 UPVC double glazed windows.

KITCHEN – 2.31m(7'7") x 3.05m(10'0") (overall). Partially tiled walls. UPVC double glazed window. Pantry. 1 basin sink unit. Timber door to outer hallway leading to storeroom and 2 sheds.

FIRST FLOOR

LANDING – UPVC double glazed window. Airing cupboard.

FRONT BEDROOM – 5.32m(17'6") x 2.74m(9'0") (overall). UPVC double glazed window. Storage cupboard.

BACK BEDROOM – 3.16m(10'5") x 3.09m(10'2"). UPVC double glazed window.

BATHROOM – Bath, wash hand basin and W.C. UPVC double glazed window.

EXTERIOR – The property has an enclosed front garden with side entrance leading to rear garden laid to lawn.

TENURE – Freehold (to be confirmed).

COUNCIL TAX BAND – 'B'

VIEWING - Strictly by appointment with THORNES.



View from front elevation



Energy Performance Certificate

6, Heol y Felin, BURRY PORT SA18 0NY

Dwelling type: Semi-detached house
Date of assessment: 21 October 2011
Date of certificate: 21 October 2011
Reference number: 9190-2819-6503-8629-3881
Type of assessment: RdSAP, existing dwelling
Total floor area: 63 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	B	D	C

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

	Current	Potential
Energy use	481 kWh/m ² per year	306 kWh/m ² per year
Carbon dioxide emissions	5.6 tonnes per year	3.7 tonnes per year
Lighting	£61 per year	£36 per year
Heating	£958 per year	£601 per year
Hot water	£209 per year	£148 per year

You could save up to **£343 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 energy-efficient products and services.

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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