
**EST.
1972**

THORNES

**ESTATE
AGENTS**

13 MURRAY STREET, LLANELLI, CARMARTHENSHIRE SA15 1AQ
Tel. 01554 757654 : Fax. 01554 756741 : Email: info@thornesllanelli.co.uk
VIEW ALL OUR PROPERTIES AT: www.thornesllanelli.co.uk

**6 SUSSEX ROAD, BURRY PORT,
CARMARTHENSHIRE SA16 0SE**



OFFERS IN THE REGION OF £140,000

- **DETACHED PROPERTY**
- **SITUATED IN A POPULAR LOCATION IN THE COASTAL TOWN OF BURRY PORT**
- **LOUNGE**
- **KITCHEN/DINER**
- **3 BEDROOMS**
- **BATHROOM**
- **GARAGE**
- **UPVC DOUBLE GLAZED WINDOWS**
- **GAS CENTRAL HEATING**



Aerial view of Burry Port Marina

6 SUSSEX ROAD, BURRY PORT (cont'd)

A detached property situated in a popular area (edged RED on attached plan), in the coastal town of Burry Port and within easy access of shopping centre and Boating Marina with its award winning Millennium Coastal Park. The property has an enclosed forecourt with drive alongside with ample parking leading to garage and rear garden and provides an excellent family home of character.

GROUND FLOOR

ENTRANCE HALL – Radiator. UPVC double glazed entrance door. Staircase leading to first floor.

LOUNGE – 4.10m(13'6") x 3.55m(11'8"). UPVC double glazed bay window. Tiled fireplace with gas coal effect fire. Radiator.
KITCHEN/DINER – 5.48m(18'0") x 5.20m(17'1"). 2 Radiators. 3 UPVC double glazed windows. Tiled floor. Fireplace with gas fire. Range of base units and wall cupboards incorporating 1 ½ basin sink unit, electric oven with gas hob with extractor fan above. UPVC double glazed door leading to rear garden. Storage cupboard. Gas combi central heating boiler.

FIRST FLOOR

LANDING – UPVC double glazed window.

FRONT BEDROOM – 3.47m(11'5") x 3.65m(12'0"). Radiator. UPVC double glazed window. Laminate flooring.

BACK BEDROOM – 3.32m(10'11") x 3.44m(11'4"). Radiator. UPVC double glazed window. Built-in wardrobes.

FRONT BEDROOM – 2.26m(7'5") x 1.99m(6'7"). Radiator. UPVC double glazed window.

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

OUTBUILDINGS – GARAGE/WORKSHOP.

EXTERIOR – The property has an enclosed forecourt with drive alongside with ample parking leading to garage and rear garden.

TENURE – Freehold (to be confirmed).

COUNCIL TAX BAND – “

VIEWING - Strictly by appointment with THORNES.



Rear elevation



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.



“Thornes” is the trading name of Thornes Limited registered in Wales.
Company Registration Number 6544831.



Energy Performance Certificate

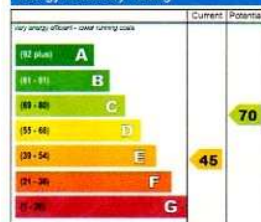


6, Sussex Road
BURY PORT
SA16 0SE

Dwelling type: Detached house
Date of assessment: 22 May 2010
Date of certificate: 22 May 2010
Reference number: 8570-6125-7430-4690-5926
Type of assessment: RdSAP - existing dwelling
Total floor area: 98 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency base fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

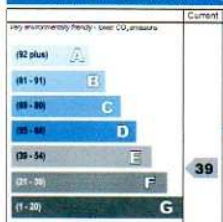
Energy Efficiency Rating



For energy efficient - lower running costs
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



For environmentally friendly - lower CO₂ emissions
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	432 kWh/m ² per year	229 kWh/m ² per year
Carbon dioxide emissions	7.1 tonnes per year	3.8 tonnes per year
Lighting	£51 per year	£51 per year
Heating	£1095 per year	£580 per year
Hot water	£128 per year	£105 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, 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 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 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, 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.