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THORNES

**ESTATE
AGENTS**

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**86 TYLE TEG, BURRY PORT,
CARMARTHENSHIRE SA16 0SS**



OFFERS IN THE REGION OF £78,000

- **SEMI DETACHED PROPERTY**
- **SITUATED IN EDGE OF COASTAL TOWN OF BURRY PORT**
- **2 RECEPTION ROOMS**
- **KITCHEN**
- **BATHROOM**
- **3 BEDROOMS**
- **UPVC DOUBLE GLAZED WINDOWS**

86 TYLE TEG, BURRY PORT (cont'd)

A semi detached property situated on the edge of the popular coastal town of Burry Port (edged RED on attached plan), within easy access of Burry Port Marina and the Millennium Coastal Park. The property has an enclosed front garden with side entrance leading to rear garden.

GROUND FLOOR

ENTRANCE HALL – UPVC double glazed door. Staircase leading to first floor. Wall heater.

CLOAKROOM – Timber window. W.C.

SITTING ROOM – 3.21m(10'7") x 2.74m(9'0"). Cast iron fireplace with gas fire.

DINING ROOM – 4.31(14'2")m x 4.02m(13'3") (overall). Fireplace with gas fire. UPVC double glazed window.

KITCHEN – 2.58m(8'6") x 2.39m(7'10"). Range of base units and wall cupboards incorporating sink unit. Freestanding gas cooker. . UPVC double glazed window. Gas water heater. Timber door leading to:

OUTER HALL – Quarry tiled floor. UPVC double glazed door leading to side entrance. Storage cupboard.

BATHROOM – Bath and wash hand basin. Tiled walls. Wall heater. UPVC double glazed window.

FIRST FLOOR

LANDING – UPVC double glazed window. Storage cupboard.

BACK BEDROOM – 4.33m(14'3") x 4.02m(13'3") (overall). UPVC double glazed window. Storage cupboard.

FRONT BEDROOM – 3.20m(10'6") x 2.74m(9'0"). UPVC double glazed window. Storage cupboard.

BACK BEDROOM – 4.02m(13'3") x 2.41m(7'11"). UPVC double glazed window.

OUTBUILDINGS – SHED.

EXTERIOR – Enclosed front garden with side entrance leading to rear garden.

TENURE – Freehold (to be confirmed).

COUNCIL 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

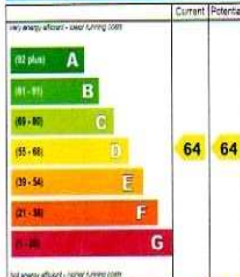


86, Tyle Teg
BURRY PORT
SA16 0SS

Dwelling type: Semi-detached house
Date of assessment: 12 May 2010
Date of certificate: 12-May-2010
Reference number: 8828-7028-6285-7050-8914
Type of assessment: RdSAP, existing dwelling
Total floor area: 83 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.

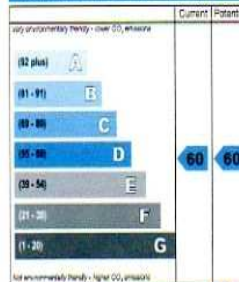
Energy Efficiency Rating



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	275 kWh/m ² per year	275 kWh/m ² per year
Carbon dioxide emissions	3.8 tonnes per year	3.8 tonnes per year
Lighting	£48 per year	£48 per year
Heating	£623 per year	£623 per year
Hot water	£106 per year	£106 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 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 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 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.