



www.dragonlets.com

Dragon Residential Lettings

22 Market Street

Llanelli

SA15 1YD

Tel: 01554 824100

Email: enquiries@dragonlets.com

Flat 19 Pugh Buildings
23 Cowell Street
Llanelli.
SA15 1AP

325 Monthly *



- Studio apartment
- 3rd floor property
- Laminate flooring throughout
- Kitchen with all appliances



Ref: PRA10033

Viewing Instructions: Strictly By Appointment Only

Dragon Residential Lettings
22 Market Street, Llanelli, SA15 1YD

Tel: 01554 824100
Email: enquiries@dragonlets.com

General Description

Fully furnished studio apartment conveniently located in Llanelli town centre. A modern living space with all the essentials!

Accommodation

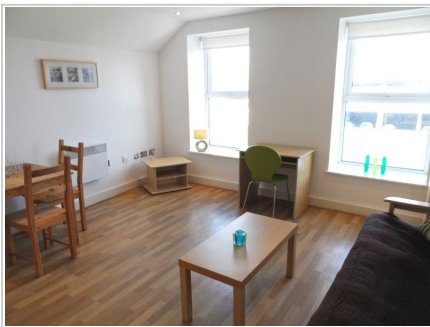
Services

Mains electricity, mains water

EPC Rating:15

Council Tax

Band A



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Performance Certificate

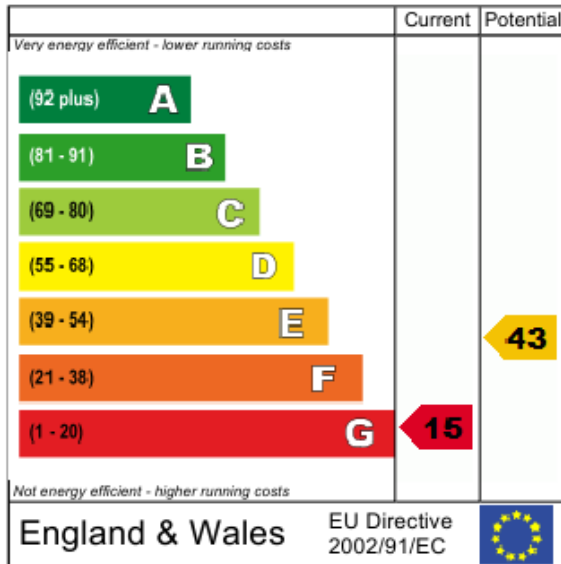


Loft 19 Pugh Buildings
Cowell Street
LLANELLI
SA15 1AP

Dwelling type: Top floor flat
Date of assessment: 7 October 2008
Date of certificate: 24 November 2008
Reference number: 0738-5965-6290-5348-7084
Total floor area: 35 m²

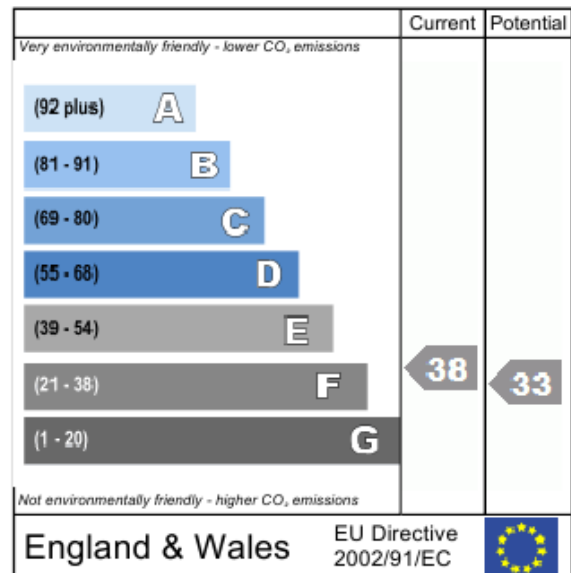
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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



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	779 kWh/m ² per year	875 kWh/m ² per year
Carbon dioxide emissions	4.1 tonnes per year	4.6 tonnes per year
Lighting	£31 per year	£34 per year
Heating	£741 per year	£444 per year
Hot water	£191 per year	£86 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome