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Dragon Residential Lettings

22 Market Street

Llanelli

SA15 1YD

Tel: 01554 824100

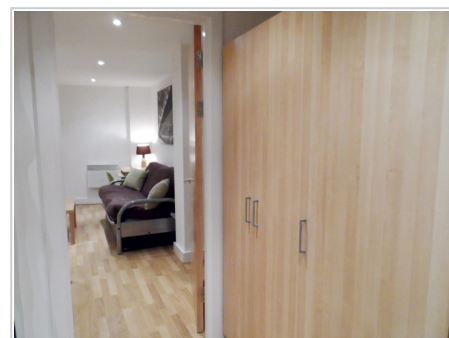
Email: enquiries@dragonlets.com

Flat 22 Pugh Buildings
23 Cowell Street
Llanelli.
SA15 1AP

395 Monthly *



- 1 bedroom fully furnished apartment
- Central location
- Situated on 3rd floor
- Bath & shower
- Open plan layout



Ref: PRA10038

REDUCED

Viewing Instructions: Strictly By Appointment Only

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General Description

Smart living space with laminate flooring throughout. Fully furnished with built-in appliances, this is a perfect property for professionals on the move.

Accommodation

Services

Mains electricity, mains water, mains drainage

Council Tax

Band B



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.

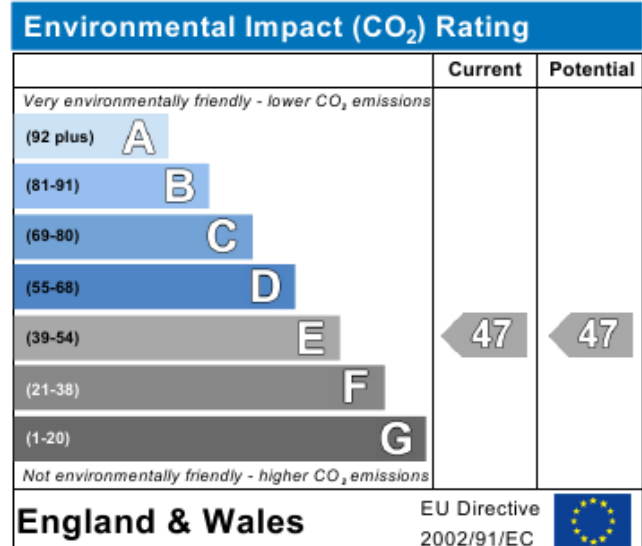
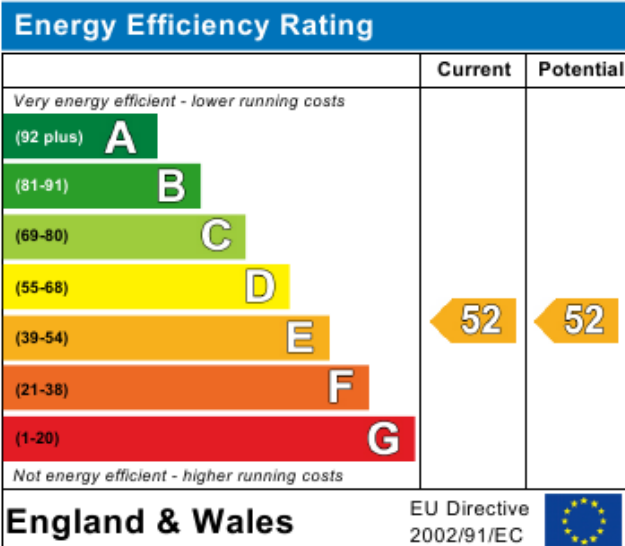
Energy Performance Certificate



Loft 22 Pugh Buildings, Cowell Street
LLANELLI
SA15 1AP

Dwelling type: Top-floor flat
Date of assessment: 08 June 2010
Date of certificate: 11 June 2010
Reference number: 0288-8045-6236-5340-7984
Type of assessment: RdSAP, existing dwelling
Total floor area: 54 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) 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 (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 | 477 kWh/m ² per year | 477 kWh/m ² per year |
| Carbon dioxide emissions | 4.0 tonnes per year | 4.0 tonnes per year |
| Lighting | £28 per year | £28 per year |
| Heating | £617 per year | £617 per year |
| Hot water | £165 per year | £165 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 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.