



7 Cae Terrace, Llanelli, Dyfed, SA15 1HN

Auction Guide £70,000

Guide Price £60,000 - £70,000 - Offered for sale by online Auction. THE BIDDING WILL OPEN ON THE 28TH OF MARCH AT MIDDAY AND WILL CLOSE ON THE 29TH OF MARCH AT MIDDAY

A two bedroom detached bungalow, in need of complete renovation. Conveniently situated for Trostre Retail Park, Llanelli Town Centre, M4 and the Prince Phillip Hospital. The accommodation comprises of an entrance hall, lounge, kitchen, two bedrooms and a bathroom, sat on a good size plot with a garage.

For further details and to view the Auction Pack please visit our website www.astleys.net

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Porch

Door to:

Hall

Entered via door to front, radiator.

Lounge 11'8" x 12'11" (3.56m x 3.93m)



Double glazed window to side, radiator.

Kitchen 8'9" x 10'10" (2.66m x 3.30m)



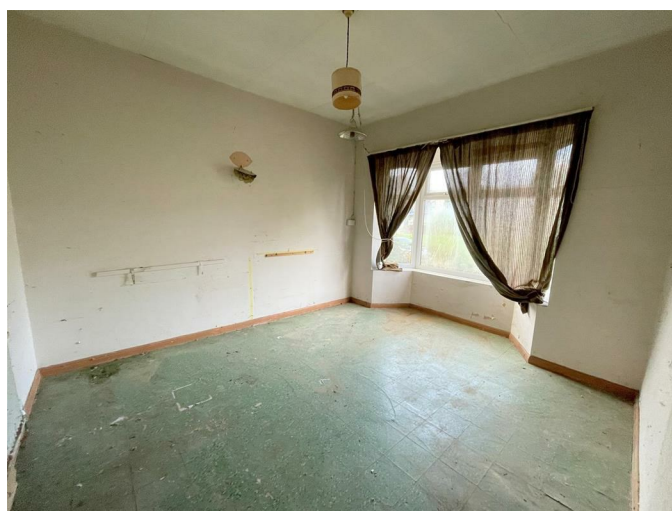
Double glazed window to rear, radiator.

Bedroom 1 11'10" x 11'5" (3.60m x 3.48m)



Double glazed bay window to front, radiator.

Bedroom 2 11'11" x 11'3" (3.63m x 3.42m)



Double glazed bay window to front, radiator.

Bathroom

Three piece suite comprising wash hand basin and WC. Frosted double glazed window to side, radiator.

External



To the front of the property is a forecourt with side access to the rear. There is also a garage.

Agents Note

FREEHOLD

COUNCIL TAX BAND - TBC

ANY OFFER IS SUBJECT TO AN AUCTION EXCHANGE OF A 10% DEPOSIT, BUYERS PREMIUM AND 28 DAY COMPLETION.

Auction Fees

Auction fees: The sale of each lot is subject to a buyer's premium of 1.2% of the purchase price (subject to a minimum of £500) including VAT unless otherwise stated. In addition to the sale price plus search fees

Please be advised that to successfully register for the auction, you will be required to supply card details in order for a holding fee of £5000.00 to be placed on your card. Only the successful bidder will be charged. The release of the holding fee for unsuccessful bidders may take in excess of seven days.

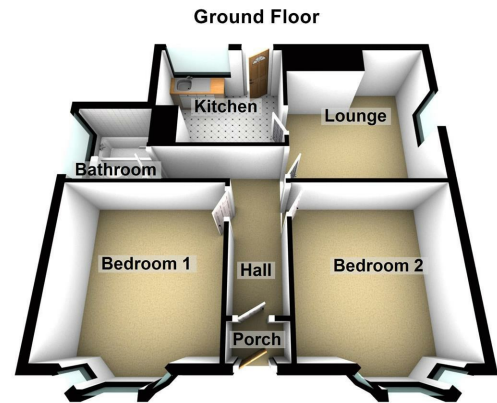
(The Payment Window opens 6 days before the scheduled End Date of the lot, down to the minute)

The holding fee includes the buyers premium. If you are the successful bidder, you are contractually bound to exchange, with a 10% deposit, on the property as per the terms and conditions you agreed to when registering for the auction. With completion being 28 days later unless the contract states otherwise. Should the property be sold prior to auction the buyers

premium is still payable.

Additional costs: The purchase of the property may be subject to (but are not limited to), VAT (if applicable), reimbursement of the seller's search fees, reimbursement of seller's legal and/or sales costs, stamp duty/land transaction tax (LTT). Please check the accompanying legal pack for further details.

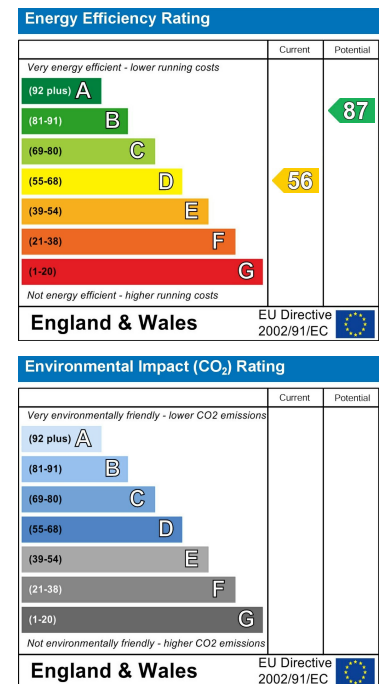
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.