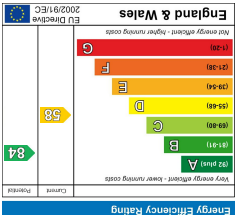
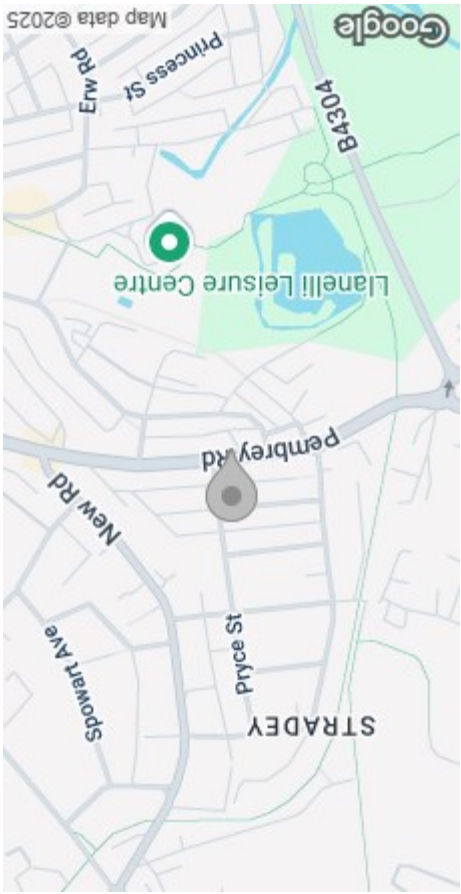


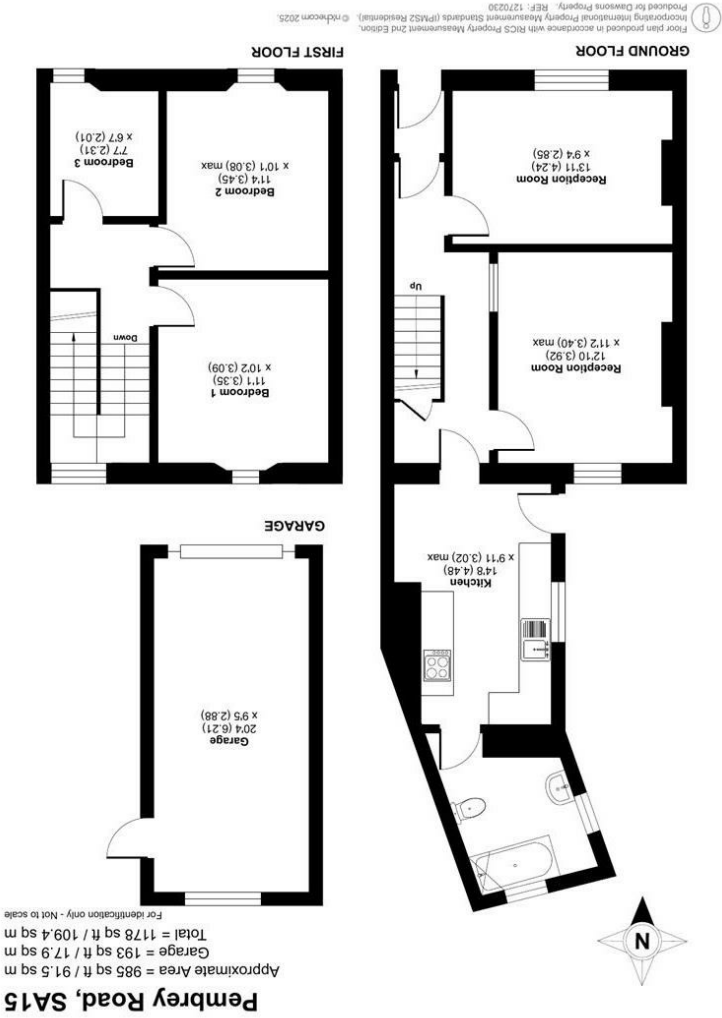
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN
THE BIDDING WILL OPEN ON THE 7TH OF MAY 2025 AT 12PM AND WILL CLOSE ON THE 7TH OF MAY 2025 AT 1PM
This spacious 3-bedroom terrace house in Llanelli offers great potential for buyers looking to put their personal touch on a property. While the house requires some refurbishment and modernization throughout, it presents an excellent opportunity to create a comfortable family home or a profitable investment project. Additionally, the property benefits from a garage to the rear, providing extra storage space.
Viewing this property is highly recommended.

FULL DESCRIPTION

Ground Floor

Hallway

Reception Room

9'4" x 13'10" (2.85m x 4.24m)

Reception Room

12'10" x 11'1" (3.92m x 3.40m)

Kitchen

14'8" x 9'10" [max] (4.48m x 3.02m [max])

First Floor

Landing

Bedroom 1

10'11" x 10'1" (3.35m x 3.09m)

Bedroom 2

11'3" x 10'1" [max] (3.45m x 3.08m [max])

Bedroom 3

7'6" x 6'7" (2.31m x 2.01m)



External

Front Forecourt

Garage to the rear

Garden to the rear

Council Tax Band - B

Tenure - Freehold

N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

Further Information

As a prospective bidder, it's crucial to understand and adhere to the following key points regarding the auction process:

1. Due Diligence: You are responsible for thoroughly investigating all aspects of the property you intend to bid on. This includes scrutinising the legal pack, which is available upon request from Dawsons Auction House. Make sure to assess property conditions, legal title, and any potential obligations or restrictions.
2. Legal Advice: Seeking legal advice before participating in the auction is highly recommended. This can help clarify any questions or concerns you may have regarding the property or the bidding process.
3. Contractual Obligations: If you are the successful bidder, you will be legally bound to exchange contracts immediately. This requires you to pay a deposit of 10% of the purchase price. Additionally, you will need to pay a buyer's premium of £2,640 which includes VAT. Be prepared to make these payments on the auction day itself, as they are pivotal in securing your purchase.
4. Completion Timeline: The completion of the purchase must occur within 28 days, unless the contract specifies otherwise. Thus, having your finances ready and approved prior to the auction is essential to meet this timeline without complications.
5. Fees: It's important to note that the buyer's premium of £2,640 (inclusive of VAT) applies even if the property sells before the auction event.

By ensuring you are well-informed and prepared, you can navigate the auction process more effectively.

