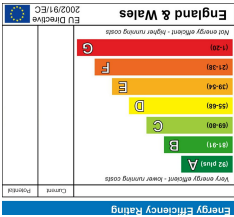


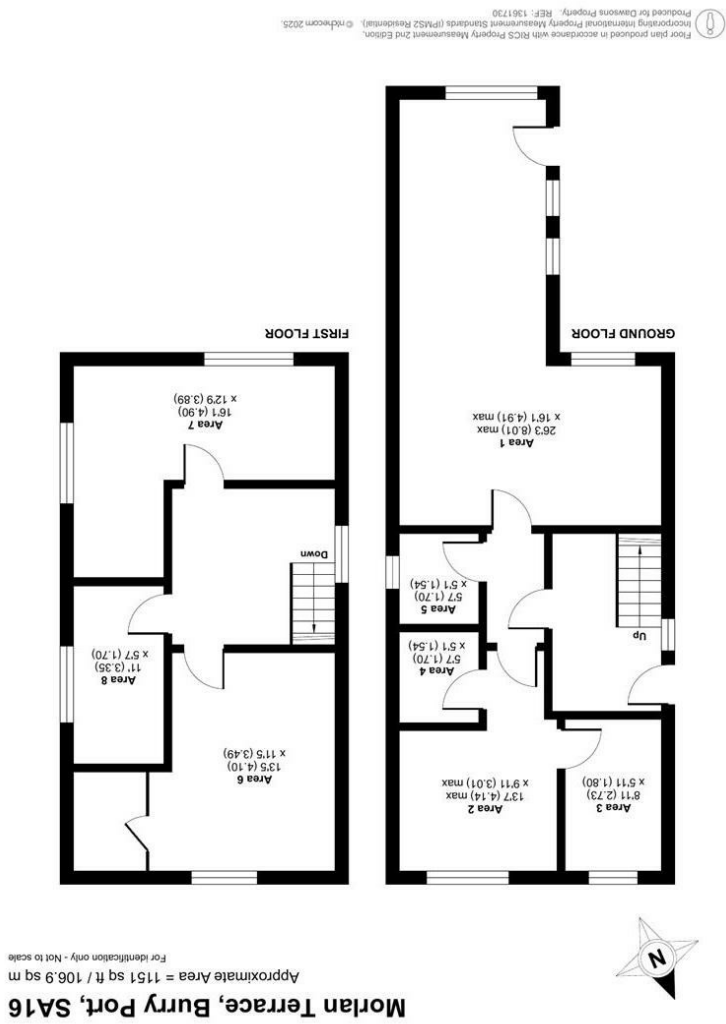


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

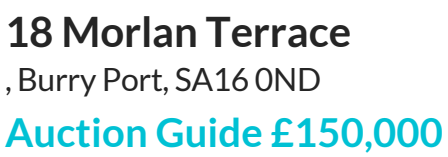


A Google Map of the area around Ysgol Parc-y-Tywyn. The map shows a road network with labels for 'Morlan Terrace', 'New St', and 'B4317'. A red pin marks a location on Morlan Terrace. Other landmarks include 'St Mary's parish Church' and 'Burry port SA16'. The map is oriented with North at the top.

AREA MAP



FLOOR PLAN



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

A fantastic opportunity to acquire a part completed new build. Located in the popular coastal town of Burry Port. The property is currently at a shell stage, with only joists in place internally, offering a perfect chance for buyers to configure the layout to their own taste and needs.

Ideal for investors seeking a refurbishment project with strong resale potential.

The property benefits from gardens to the front and rear, offering outdoor space. Parkin to front for 2 vehicles. With the right vision and work, this could become a stylish, modern home in a desirable location.

Please note this is a non completed new build property. Early viewing is highly recommended.

FULL DESCRIPTION

Ground Floor

Area 1
26'3" (max) x 16'1" (max) (8.01m (max) x 4.91m (max))

Area 2
13'6" (max) x 9'10" (max) (4.14m (max) x 3.01m (max))

Area 3
8'11" x 5'10" (2.73m x 1.80m)

Area 4
5'6" x 5'0" (1.70m x 1.54m)

Area 5
5'6" x 5'0" (1.70m x 1.54m)

First Floor

Area 6
13'5" x 11'5" (4.10m x 3.49m)



Area 7
16'0" x 12'9" (4.90m x 3.89m)

Area 8
10'11" x 5'6" (3.35m x 1.70m)

External

Garden to Rear

Parking to front for 2 vehicles.

EPC - TBC

Council Tax Band - TBC

Tenure - TBC

Key Auction Guidelines for Bidders

1. Do Your Research: Investigate the property thoroughly, including reviewing the legal pack (available from Dawsons Auction House). Check the condition, title, and any restrictions.

2. Get Legal Advice: Consult a solicitor before bidding to clarify any legal or procedural concerns.

3. Understand Your Commitments: If you win, you must exchange contracts immediately, pay a 10% deposit, and a £3,000 buyer's premium (incl. VAT) on the day.

4. Be Financially Ready: Completion is due within 28 days (unless stated otherwise), so ensure your finances are in place before bidding.

5. Fees Apply Regardless: The £3,000 buyer's premium applies even if a pre auction offer is agreed.

Being well-prepared is key to a smooth auction experience.

