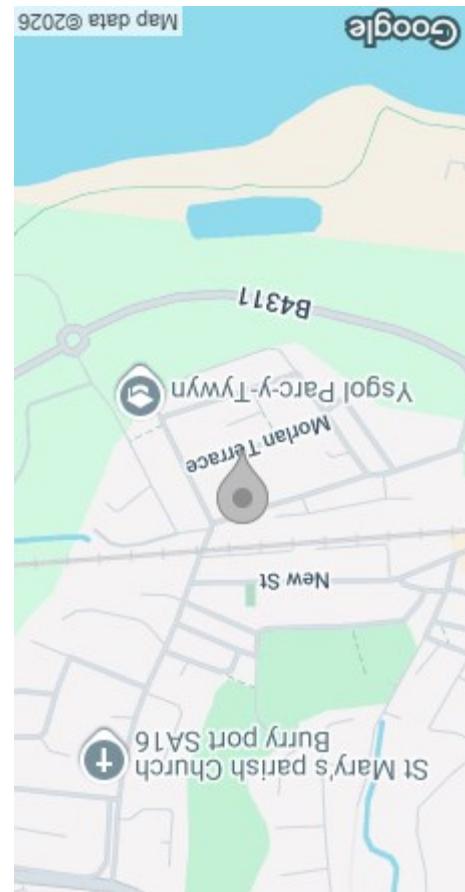
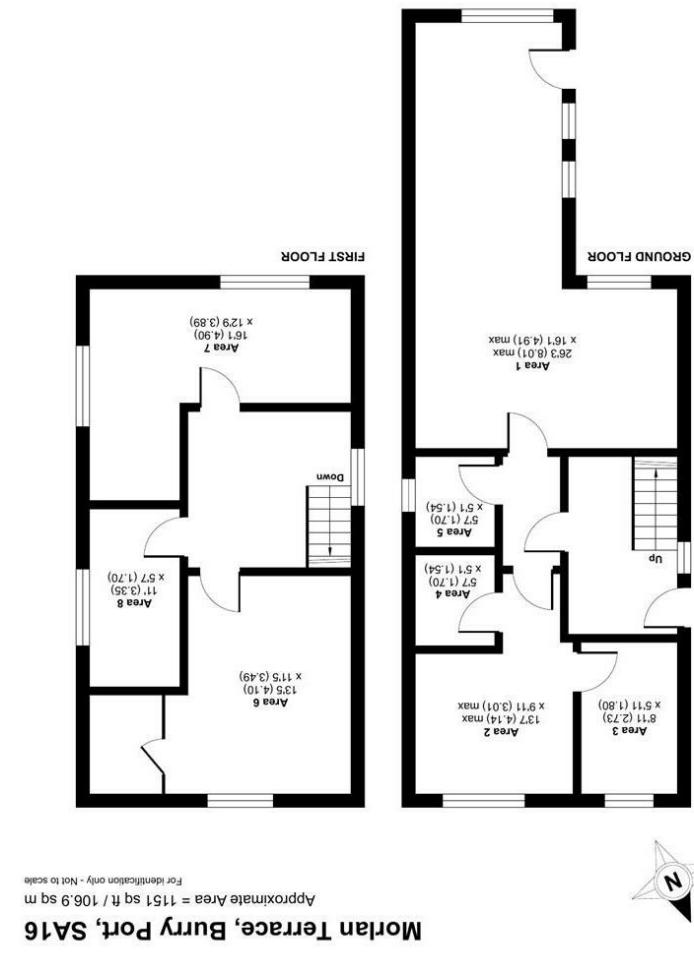


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



FLOOR PLAN



18 Morlan Terrace  
, Bury Port, SA16 0ND  
Auction Guide £150,000



## 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. Parking 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.

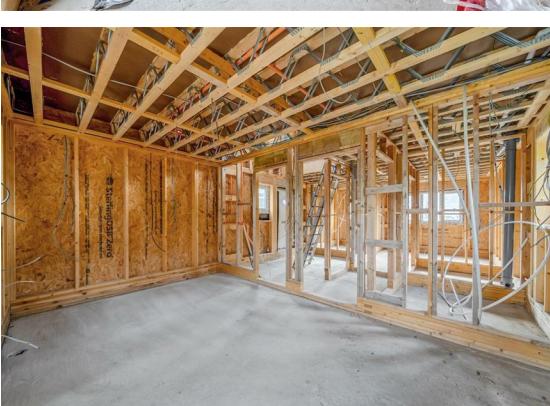


## FULL DESCRIPTION

### 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)

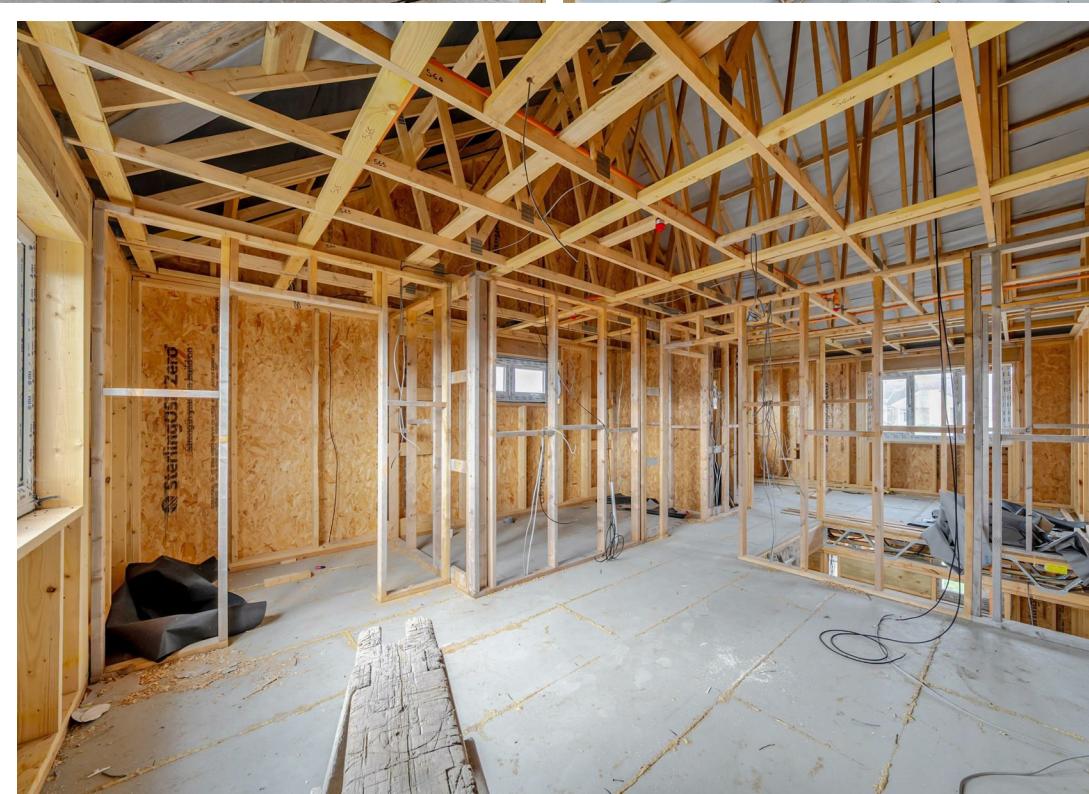
#### Area 5

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.