20 Heol Morlais

Trimsaran, Kidwelly, SA17 4DG

Auction Guide £90,000

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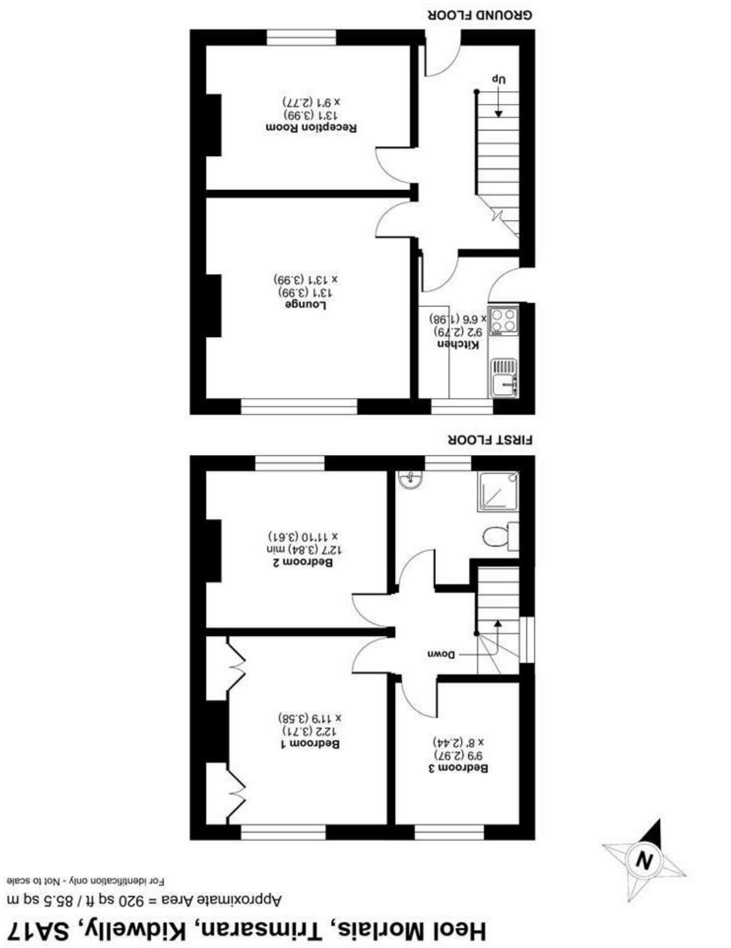
DAWSONS

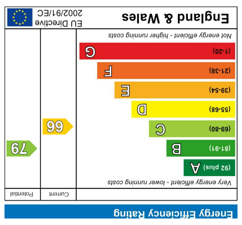
ALL THINGS PROPERTY

FLOOR PLAN



AREA MAP

EPC



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11 Walter Road, Swansea, SA1 5NF
T 01792 478903/04 E auction@dawsonsproperty.co.uk
W dawsonsproperty.co.uk

GENERAL INFORMATION

Located in the popular village of Trimsaran, Heol Morlais is a semi-detached property for sale by auction, offering a fantastic opportunity for buyers seeking a project or investment.

The home features three bedrooms, two reception rooms, a first-floor shower room, and front and rear gardens. While well-maintained, it requires modernisation throughout—perfect for adding value and personalising to your taste.

With good access to Llanelli and Kidwelly, plus nearby coastal walks, this is a great chance to secure a property with strong potential in a convenient location.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room
13'1" x 9'1" (3.99m x 2.77m)

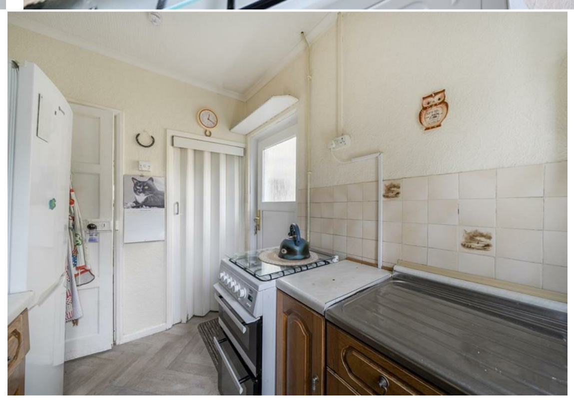
Lounge
13'1" x 13'1" (3.99m x 3.99m)

Kitchen
9'1" x 6'5" (2.79m x 1.98m)

First Floor

Landing

Bedroom 1
12'2" x 11'8" (3.71m x 3.58m)



Bedroom 2
12'7" minx x 11'10" (3.84m minx x 3.61m)

Bedroom 3
9'8" x 8'0" (2.97m x 2.44m)

Shower Room

Parking
Off road parking

Council Tax Band = B

EPC = D

Tenure
Freehold

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

Key Guidelines for Auction Buyers
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.