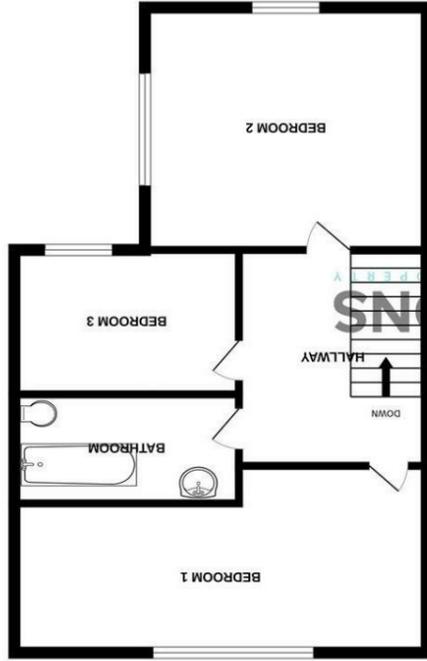
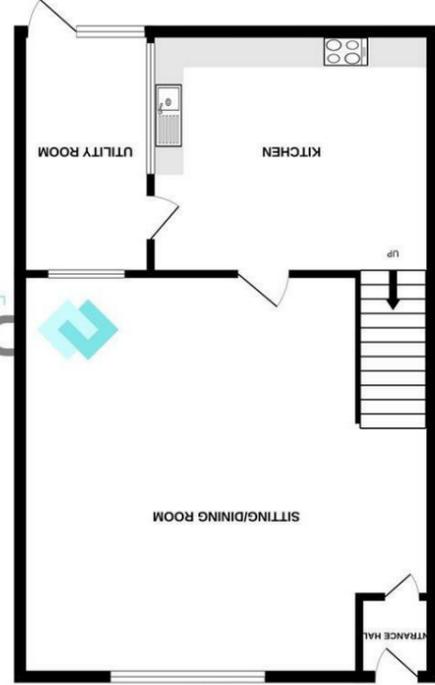


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

While every attempt has been made to ensure the accuracy of the diagram contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2024

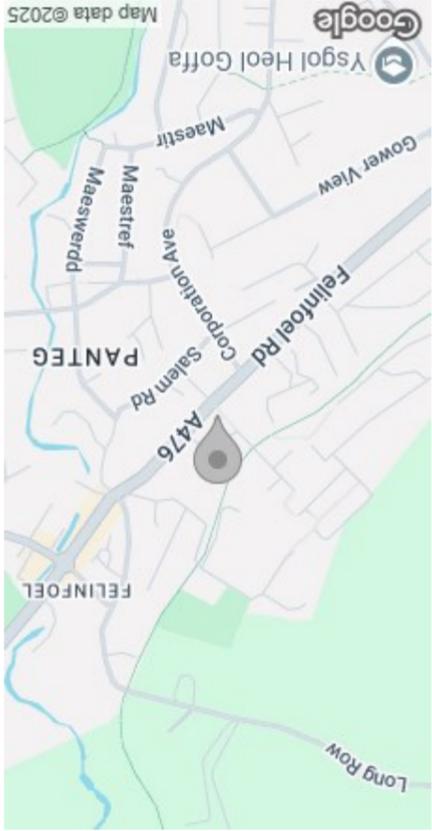


1ST FLOOR



GROUND FLOOR

FLOOR PLAN



AREA MAP



21 Panteg
 , Llanelli, SA15 3TE
 Auction Guide £60,000



GENERAL INFORMATION

A three bedroom end of terrace property situated on Panteg Street, Llanelli. The property comprises entrance porch, open plan living/dining room, kitchen and Utility room to the ground floor. To the first floor there are three bedrooms and a bathroom. Externally the property offers an enclosed rear garden providing a garage to the rear and a forecourt to the front. The property is situated close to local amenities, schools, and Parc Trostre. We would highly recommend booking a viewing to appreciate the potential this home has to offer.

FULL DESCRIPTION

Ground floor

Entrance Hall

Sitting/Dinning Room
20'0" x 13'5" (6.1 x 4.1)

Kitchen
11'9" x 7'6" (3.6 x 2.3)

Utility Room
11'8" x 5'4" (3.58 x 1.64)

First Floor

Landing

Bedroom 1
13'9" x 7'10" (4.21 x 2.40)

Bathroom
4'8" x 7'5" (1.43 x 2.28)



Bedroom 2
12'0" x 7'9" (3.66 x 2.38)

Bedroom 3
8'2" x 7'5" (2.51 x 2.27)

Tenure - Freehold

Council Tax Band - B

N.B.

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

Further Information -

Please note it is the responsibility of all purchasers to conduct their own investigation into all aspects of the property. We recommend reading through the properties legal pack, which is available on our website, prior to bidding and also seek legal advice. If you are successful, you will be required to pay a 10% deposit, together with the buyer's premium/holding fee and complete in 28 days, therefore we would strongly recommend for you to ensure your finances are in place before the auction, due to the timescales involved.

The holding fee is the buyer's premium purchase fee which is £2,400. 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 sell prior to auction the same fee of £2,000 plus VAT is payable.

