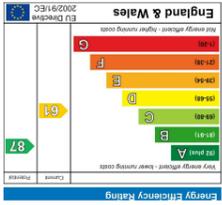
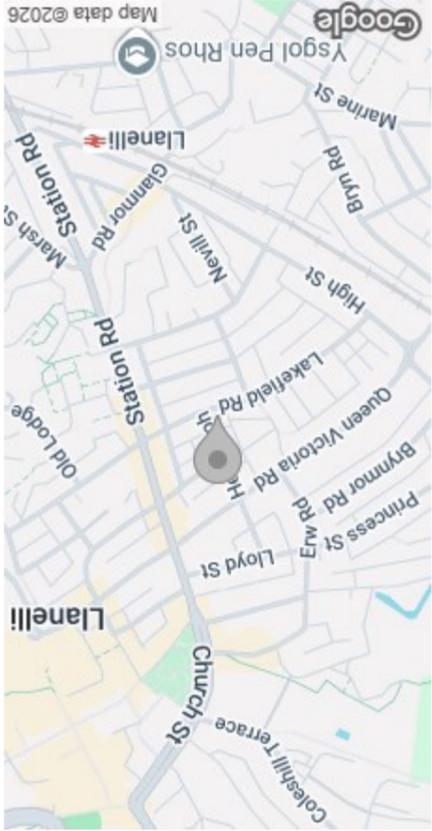


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

TOTAL FLOOR AREA - 999 sq ft (92.5 sq m) approx.
 Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of rooms, areas and other areas are approximate and requested to take for any purposes of valuation. This plan is a guide only and should be used as a guide only. It does not constitute a contract. The plan is a guide only and should be used as a guide only. It does not constitute a contract. The plan is a guide only and should be used as a guide only. It does not constitute a contract.



EPC



AREA MAP



1ST FLOOR 332 sq ft (30.8 sq m) approx.

GROUND FLOOR 567 sq ft (52.7 sq m) approx.

FLOOR PLAN



28 Lakefield Road
 , Llanelli, SA15 2UE
 Auction Guide £55,000



GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN
THE BIDDING WILL OPEN ON THE 2ND OF APRIL AT 11AM AND WILL CLOSE ON THE 2ND OF APRIL 2026 AT 12PM.

A three-bedroom mid-terrace property offering excellent investment potential. Requiring refurbishment throughout, the property presents a fantastic opportunity for investors or developers looking to add value. With generous room sizes and strong rental or resale prospects once improved, this is an ideal project for those seeking a rewarding renovation opportunity.

Early viewings highly recommended

FULL DESCRIPTION

Ground Floor

Lounge/ Dining Room

21'0" x 12'5" (6.41m x 3.81m)

Kitchen

16'8" x 9'4" (5.10m x 2.85m)

Bathroom

First floor

Bedroom 1

12'0" x 9'5" (3.67m x 2.88m)

Bedroom 2

12'0" x 9'0" (3.67m x 2.76m)

Bedroom 3

9'2" x 6'3" (2.81m x 1.92m)

External



Garden to Rear

Tenure - Freehold

Council Tax Band - B

EPC - D

Further Information

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

Key Guidelines for Auction 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.

