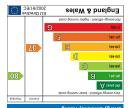


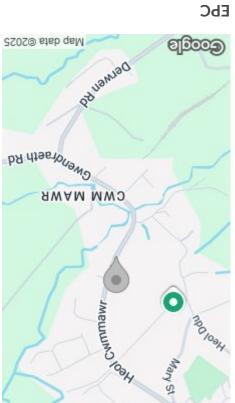
or warranty in respect of the property.

FLOOR PLAN

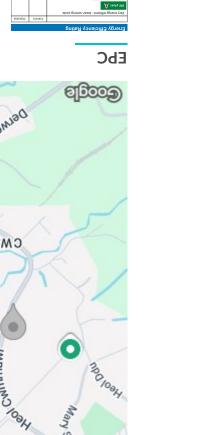
statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation These particulars, whilst believed to be accurate are set out as a general outline only for guidance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







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AREA MAP

Drefach Heol Cwmmawr, Drefach, Llanelli, SA14

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GENERAL INFORMATION

This three bedroom detached home offers an excellent opportunity for investors seeking a full renovation project. The property benefits from off road parking and lovely outdoor space.

In need of complete refurbishment throughout, this property presents huge potential to add value. Ideal for experienced investors, developers, or ambitious buyers ready to take on a project, this is a chance not to be missed.

Early viewing is recommended to appreciate the potential.

FULL DESCRIPTION

Ground Floor

Kitchen 12'4" x 9'6" (3.76m x 2.90)

Reception Room $9'9" \times 8'11" (2.99m \times 2.72m)$

 $\begin{array}{l} \textbf{Living Room} \\ 9'10" \times 8'7" \, (3.00m \times 2.64m \,) \end{array}$

Reception Room 9'3" x 7'0" (2.84m x 2.15m)

First Floor

Bedroom 1

15'0" x 9'8" (4.59m x 2.97m)

Bedroom 2

12'5" x 8'10" (3.79m x 2.70m)

Bedroom 3

9'10" x 8'11" (3.02m x 2.74m)

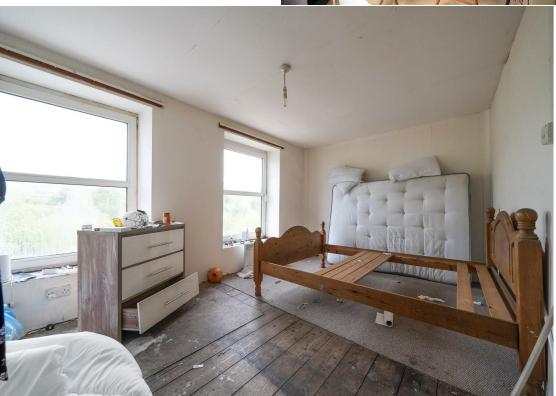


















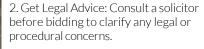
Tenure - Freehold

EPC-F

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

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.



- 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
- 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.





