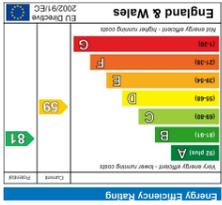




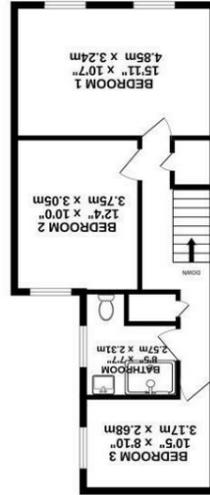
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



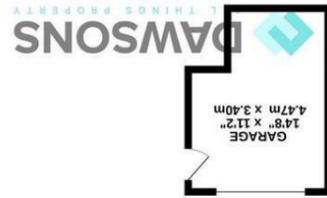
EPC



AREA MAP



1st Floor  
 50 sq ft. (4.6 sq m) approx.



Ground Floor  
 87 sq ft. (8.0 sq m) approx.

FLOOR PLAN



46 Coldstream Street  
 , Llanelli, SA15 3BH  
 Auction Guide £115,000



## GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN  
THE BIDDING WILL OPEN ON THE 2ND OF APRIL  
AT 10AM AND WILL CLOSE ON THE 2ND OF APRIL  
2026 AT 11AM.

Situated in a convenient location within Llanelli, this three-bedroom mid-terrace property offers excellent potential for modernisation and renovation, making it an ideal opportunity for investors or buyers looking to create a home tailored to their own taste.

The accommodation briefly comprises two spacious reception rooms, providing flexible living and dining space, along with a kitchen area to the rear. To the first floor are three well-proportioned bedrooms and a family bathroom.

The property is in need of updating and renovation throughout but benefits from generous room sizes and a traditional layout. Conveniently located close to local amenities, schools and transport links.

## FULL DESCRIPTION

### Ground Floor

**Living Room**  
24'11" x 13'2" (7.60m x 4.03m)

**Dining Room**  
14'7" x 12'9" (4.47m x 3.89m)

**Kitchen**  
14'2" x 10'4" (4.34m x 3.17m)

### First Floor

**Bedroom 1**  
15'10" x 10'7" (4.85m x 3.24m)

**Bedroom 2**  
12'3" x 10'0" (3.75m x 3.05m)

**Bedroom 3**  
10'4" x 8'9" (3.17m x 2.68m)

### External



**Garage**  
14'7" x 11'1" (4.47m x 3.40m)

### External

**Council Tax Band - C**

**Tenure - Freehold**

**EPC - D**

### N.B

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

### 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.

