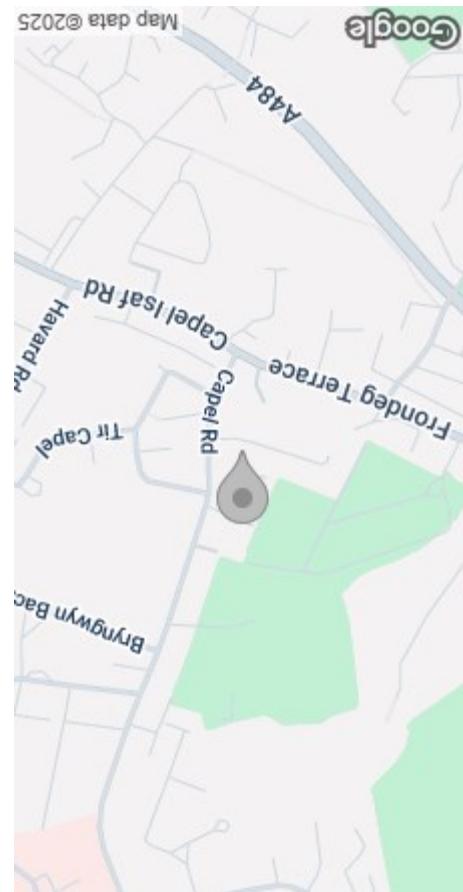
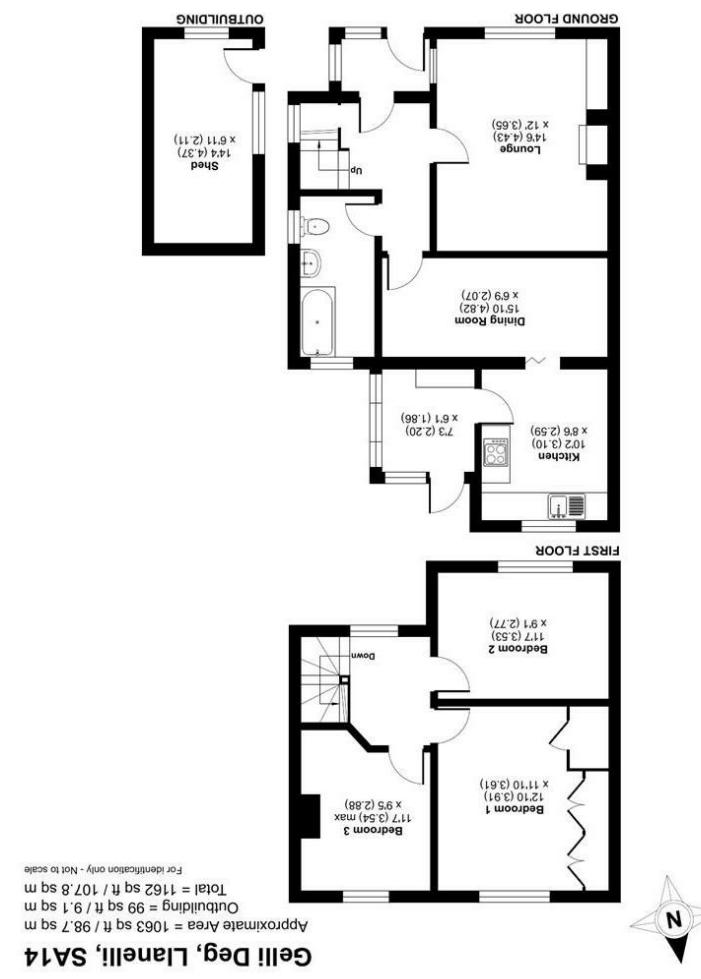


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN
THE BIDDING WILL OPEN ON THE 7TH
OF MAY 2025 AT 11AM AND WILL CLOSE
ON THE 7TH OF MAY 2025 AT 12PM
This three-bedroom semi-detached home,
located in a popular residential area of Llanelli,
offers a great opportunity for buyers looking
to put their personal touch on a property. While
the home is currently in need of some
updating and minor work, it has excellent
potential. The spacious accommodation
includes two reception rooms, kitchen,
bathroom, and three well-proportioned
bedrooms, ideal for investors or a family
home. With some modernisation, this home
could be transformed into a stylish and
comfortable living space.
Viewing this property is highly recommended.



FULL DESCRIPTION

Ground Floor

Porch

Entrance Hall

Lounge

14'6" x 11'11" (4.33m x 3.43m)

Bathroom

Dining Room

15'9" x 6'9" (4.82m x 2.07m)

Kitchen

10'2" x 8'5" (3.10m x 2.59m)

First Floor

Bedroom 1

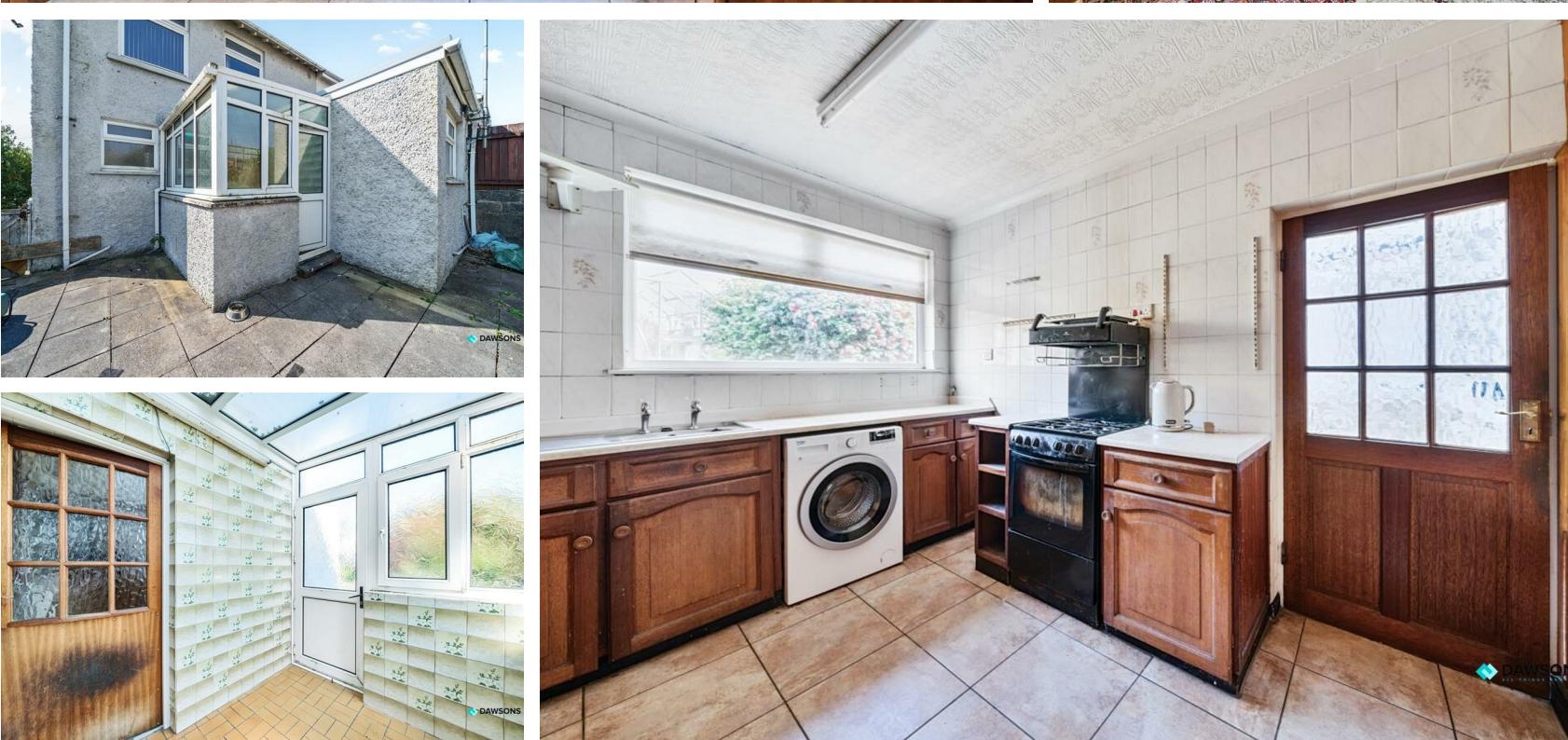
12'9" x 11'10" (3.91m x 3.61m)

Bedroom 2

11'6" x 9'1" (3.53m x 2.77m)

Bedroom 3

11'7" max x 9'5" (3.54m max x 2.88m)



External
Shed to the Rear
Garden to rear
Front Forecourt
Steps to the front door
Tenure - Freehold
Council Tax Band - C

N.B

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

Further Information

As a prospective bidder, it's crucial to understand and adhere to the following key points regarding the auction process:

1. Due Diligence: You are responsible for thoroughly investigating all aspects of the property you intend to bid on. This includes scrutinising the legal pack, which is available upon request from Dawsons Auction House. Make sure to assess property conditions, legal title, and any potential obligations or restrictions.

2. Legal Advice: Seeking legal advice before participating in the auction is highly recommended. This can help clarify any questions or concerns you may have regarding the property or the bidding process.

3. Contractual Obligations: If you are the successful bidder, you will be legally bound to exchange contracts immediately. This requires you to pay a deposit of 10% of the purchase price. Additionally, you will need to pay a buyer's premium of £2,400 which includes VAT. Be prepared to make these payments on the auction day itself, as they are pivotal in securing your purchase.

4. Completion Timeline: The completion of the purchase must occur within 28 days, unless the contract specifies otherwise. Thus, having your finances ready and approved prior to the auction is essential to meet this timeline without complications.

5. Fees: It's important to note that the buyer's premium of £2,400 (inclusive of VAT) applies even if the property sells before the auction event.

By ensuring you are well-informed and prepared, you can navigate the auction process more effectively.

