

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" (4.43m x 3.65m)

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.

