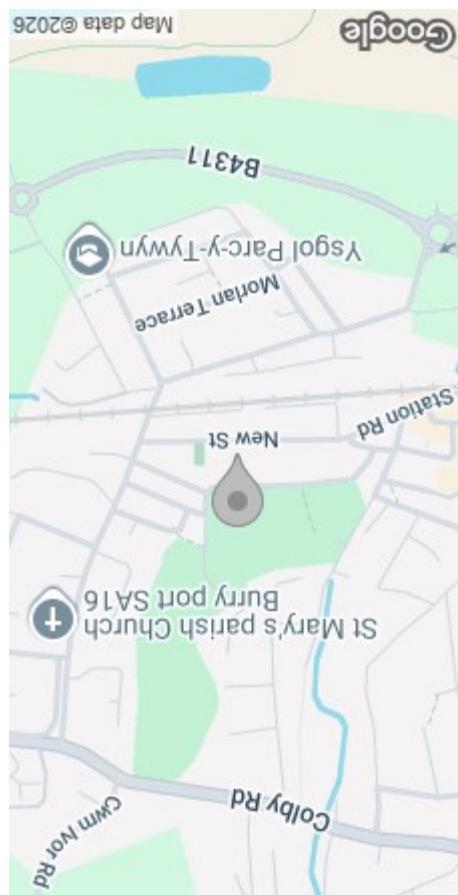
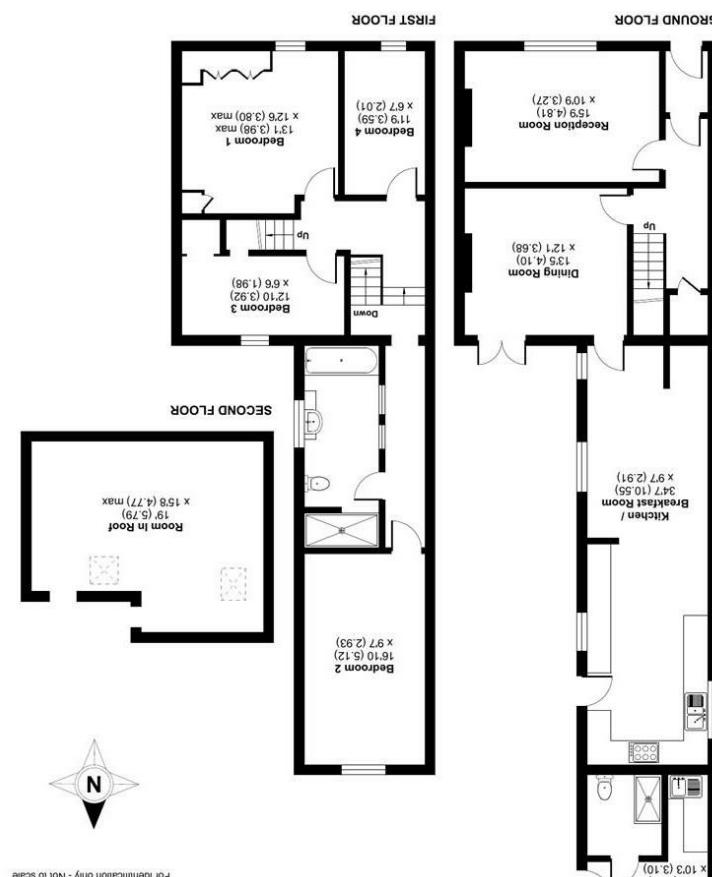


These particular, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intermediary purchasers should note that the representations of representations of fact, but must satisfy themselves by inspection or otherwise as 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



## FLOOR PLAN



# 53 New Street , Burry Port, SA16 0RT



DAWSONS

## GENERAL INFORMATION

Located in the popular coastal town of Burry Port, this 4-bedroom mid-terrace property presents an excellent opportunity for investors or buyers seeking a project.

The home is in need of refurbishment, but offers great potential to add value. Whether you're planning to renovate and resell, or retain it as a long-term rental investment, this property offers strong prospects in a well-connected and desirable area.

Set within a popular residential location, the property is conveniently close to Burry Port town centre, local shops, schools, and transport links. In addition to its spacious interior, the property also benefits from ample built-in storage space throughout the house, two garages to the rear ideal for workshop or storage use, off-road parking, utility room with a toilet and shower room and a good-sized garden, making it even more appealing for future buyers or tenants.

This is a fantastic opportunity to transform a well-located property with excellent potential, early viewing is recommended to appreciate what's on offer.



## FULL DESCRIPTION

### Ground Floor

#### Reception Room

15'9" x 10'8" (4.81m x 3.27m)

#### Dining Room

13'5" x 12'0" (4.10m x 3.68m)

#### Kitchen/Breakfast Room

34'7" x 9'6" (10.55m x 2.91m)

#### Utility

11'6" x 10'2" (3.51m x 3.10m)



### First Floor

#### Bedroom 1

13'0" (max) x 12'5" (max) (3.98m (max) x 3.80m (max))

#### Bedroom 2

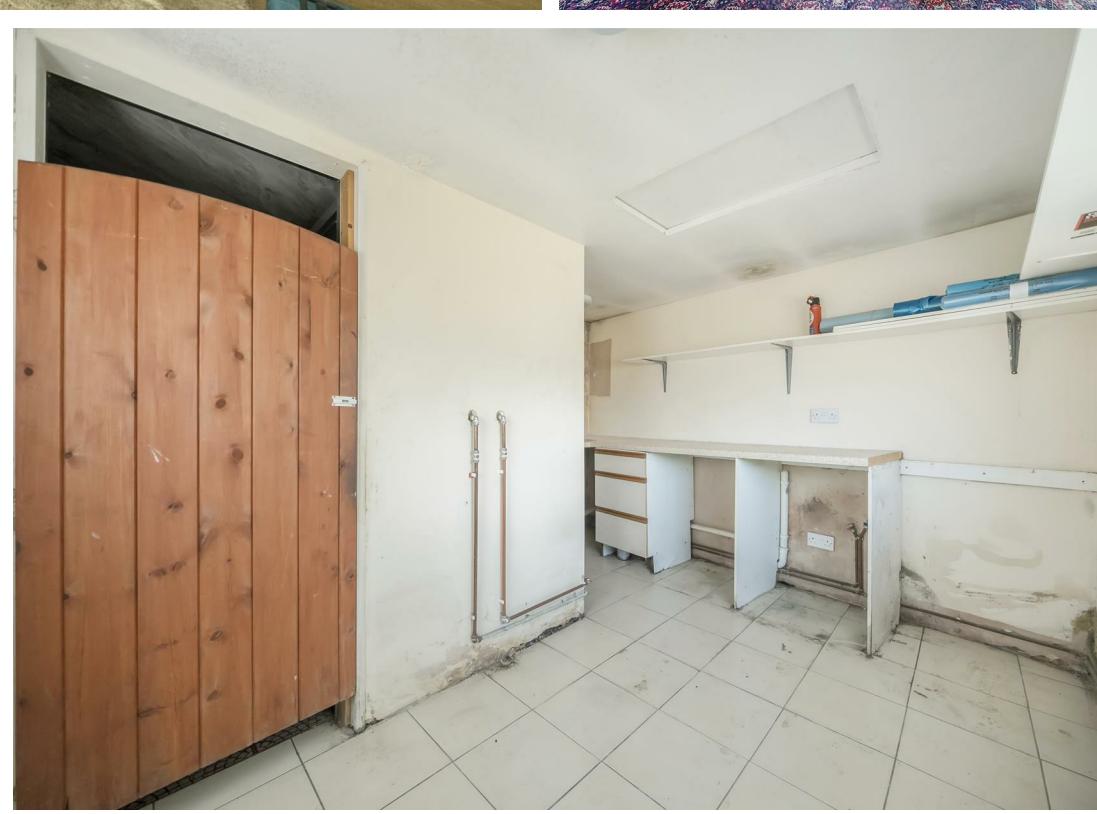
16'9" x 9'7" (5.12m x 2.93m)

#### Bedroom 3

12'10" x 6'5" (3.92m x 1.98m)

#### Bedroom 4

11'9" x 6'7" (3.59m x 2.01m)



**Room In Roof**  
18'11" x 15'7" (max) (5.79m x 4.77m (max))

### External

**Large Garden to Rear**

**Off Road Parking To The Rear**

**Spacious Garage to the Rear**

**EPC - D**

**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 £3,000, 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 £3,000 (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.

