

or warranty in respect of the property.

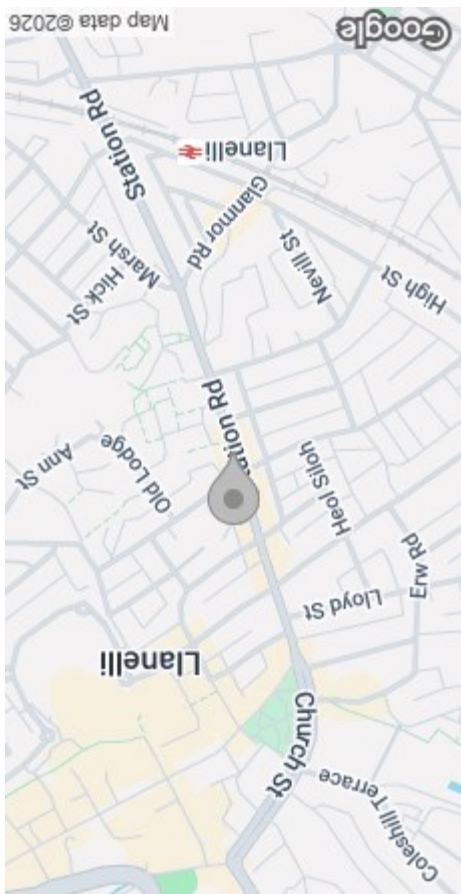
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

TOTAL FLOOR AREA : 1896 sq ft (176.1 sq m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained here, no responsibility is taken for any error, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, agents and the estate agent shall have no liability and no guarantee as to their accuracy or efficiency and can be given.

Made with Metapoint ©2006

Energy efficiency rating		England & Wales	
Current	Potential	Very energy efficient - lower running costs (92 points) A Good (81-91) B Decent (69-80) C Needs work (54-68) D Needs more work (39-53) E Needs a lot of work (21-38) F Very poor (1-20) G Not energy efficient - higher running costs	EU Directive 2002/91/EC

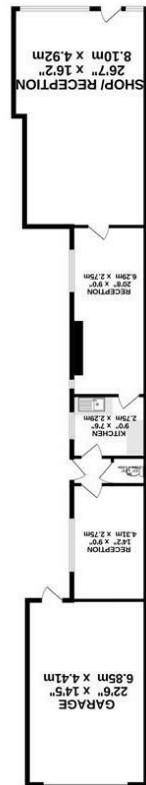
EPC



AREA MAP



Journal of Management Education 30(6) 798-813
© The Author(s) 2006



1140 mg N (105.9 mg m⁻²) approx.

FLOOR PLAN



30 Station Road

, Llanelli, SA15 1AN

Auction Guide £80,000



GENERAL INFORMATION

A versatile two bedroom flat situated in Llanelli, offering excellent potential for both residential and commercial use. The property features a well-proportioned separate living space above a ground-floor commercial unit, making it ideal for entrepreneurs or investors possibly seeking a live-work opportunity.

To the rear, the property benefits from a garage, providing parking, additional storage or practical space for business use. Conveniently located close to local amenities and transport links, this property presents a unique opportunity for those looking to combine living accommodation with commercial potential or an extra rental income.

FULL DESCRIPTION

Ground Floor

Reception Shop
26'6" x 16'1" (8.10m x 4.92m)

Reception
20'7" x 9'0" (6.29m x 2.75m)

Kitchen
9'0" x 7'6" (2.75m x 2.29m)

Reception
14'1" x 9'0" (4.30m x 2.75m)

Garage
22'5" x 14'5" (6.85m x 4.41m)

First Floor

Living Room
16'1" x 14'8" (4.92m x 4.49m)

Bedroom
12'2" x 11'2" (3.72m x 3.42m)



Bedroom 2
5'1" x 4'11" (1.55m x 1.52m)

Kitchen
15'8" x 10'2" (4.78m x 3.12m)

Bathroom

External

Council Tax Band - A

EPC

Tenure - Freehold

Further Information

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

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.

