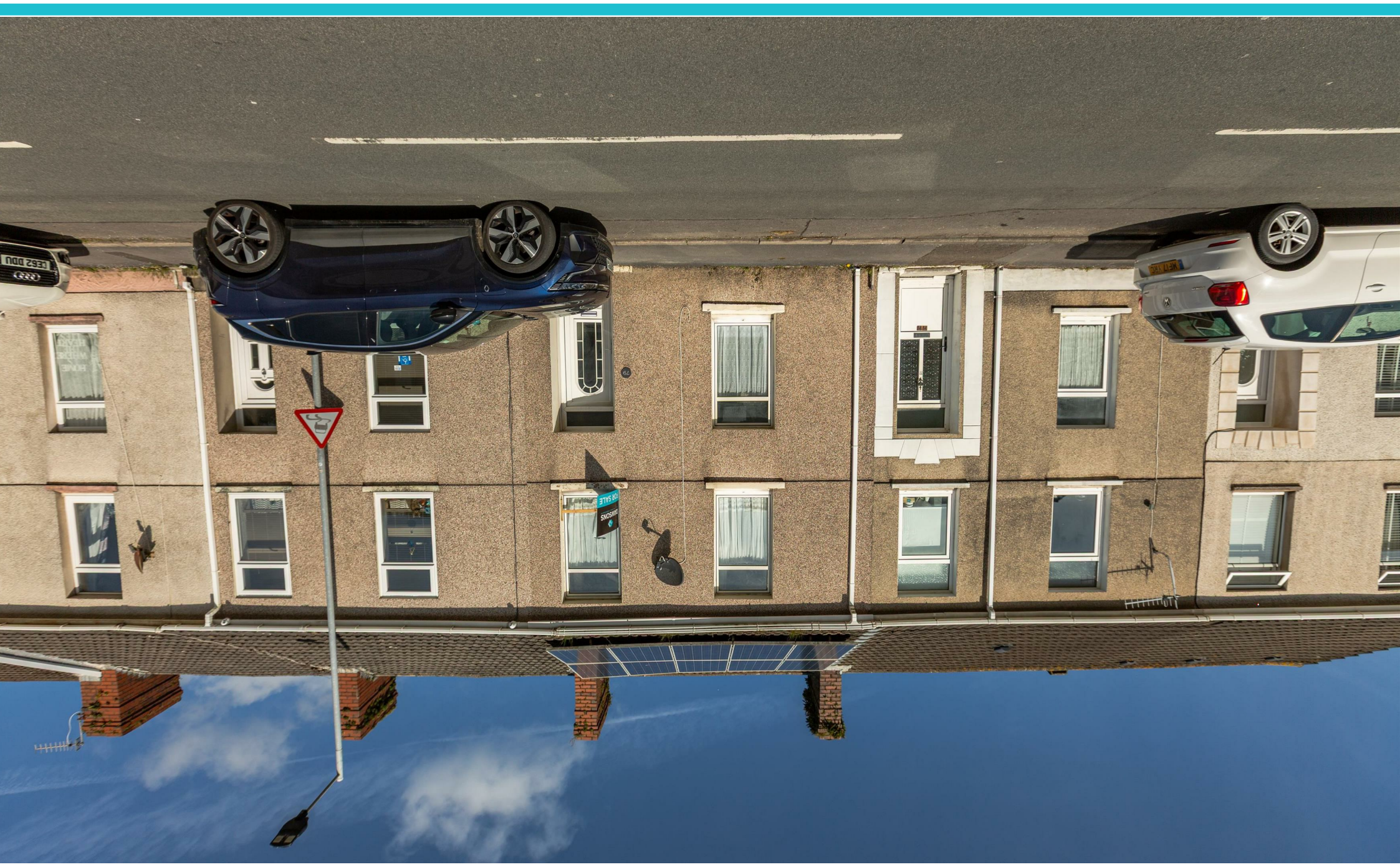
79 New Street

, Burry Port, SA16 0RU

Auction Guide £50,000

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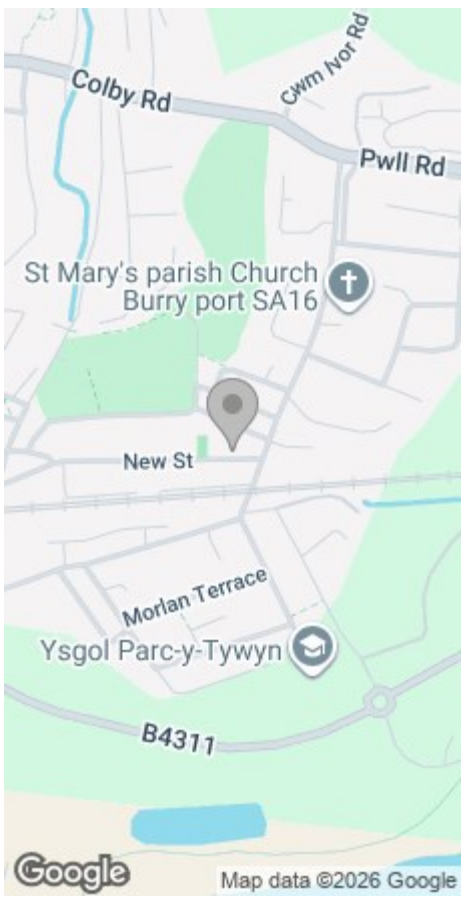


FLOOR PLAN

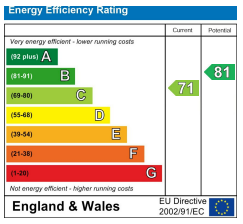


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



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.

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GENERAL INFORMATION

CASH BUYERS ONLY

Dawsons are pleased to offer for sale by auction this three-bedroom mid-terrace property, situated on New Street in the coastal town of Burry Port.

The accommodation comprises a reception room, kitchen and conservatory to the ground floor, providing a practical layout with scope for improvement. To the first floor are three bedrooms, a family bathroom and an additional dressing room/study, offering flexibility to suit a variety of needs.

Externally, the property benefits from a rear garden incorporating both patio and lawned areas. A further feature is the parking area situated to the rear, accessed via a rear entrance.

The property requires modernisation and improvement throughout, presenting an opportunity for buyers looking to refurbish and personalise a property to their own requirements.

Conveniently located close to local amenities, schools and the picturesque Burry Port coastline, the property offers a combination of useful accommodation, outdoor space and rear parking.







FULL DESCRIPTION

Ground Floor

Entrance

Porch

Hallway

Reception Room
23'4" x 13'3" (7.13m x 4.04m)

Kitchen
14'0" x 9'10" (4.27m x 3.02m)

Conservatory
9'10" x 7'8" (3.02m x 2.35m)

First Floor

Landing

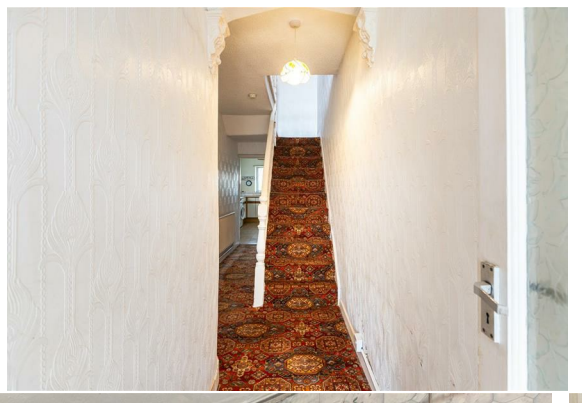
Bedroom 1
11'10" x 9'10" (3.63m x 3.02m)

Bedroom 2
11'5" x 9'10" (3.50m x 3.02m)

Bedroom 3
8'9" x 7'9" (2.68m x 2.38m)













Dressing Room /Study
9'9" x 7'9" (2.99m x 2.38m)

Bathroom
9'9" x 6'2" (2.99 x 1.89)

External

Large Garden

Rear Access with Parking Area

Parking
On road parking

Council Tax Band = B

Tenure
Freehold

EPC = C

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (billed)
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

Additional Information
Solar Panels at the property.

Key Auction Guidelines for Bidders
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.





