

Floor 1 Building 1

Floor 2 Building 1

Floor 1 Building 2

Approximate total area⁽¹⁾
1080 ft²
100.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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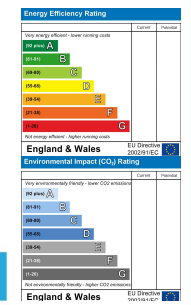


12 Brynmor Road, Llanelli, SA15 2TG

- Traditional Online Auction, Time & Date TBC
- Three Bedrooms
- Two Reception Room
- Close To Llanelli Town Center & Beach
- Traditional Mid-terrace Property
- Upstairs Bathroom
- Requires Updating Throughout
- Viewing By Appointment

£90,000

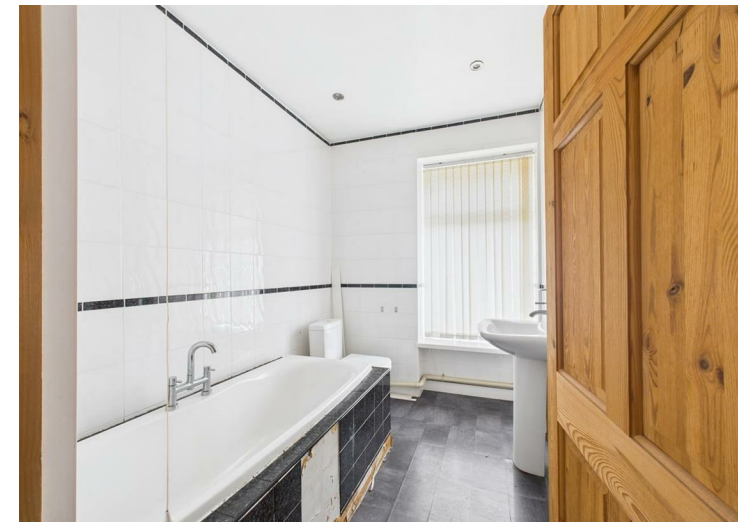
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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***** AUCTION STARTING SOON! *****

The lot is to be sold by traditional online auction with an end date and time of TBC.

An auction buyer's fee of 3.6% (inc of VAT) subject to a minimum fee of £6,000 (inc of VAT) is payable in addition to the purchase price.

The auction will be exclusively available online via the Rocket Auctions website including the legal pack information.

The registration process is extremely simple and free. Please visit the Rocket Auctions website, and click on the 'register' button (or login - if you have already registered).

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

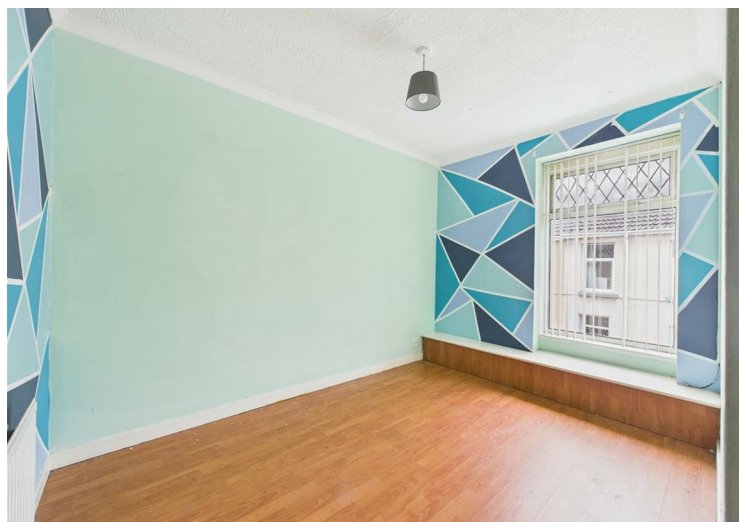
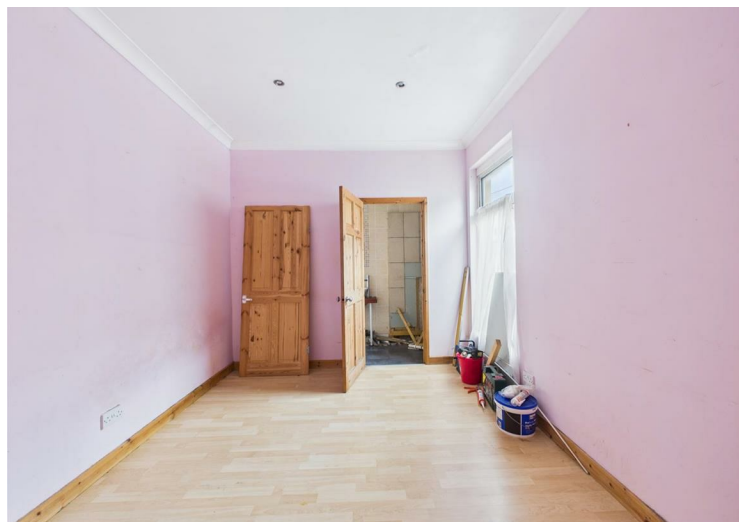
Stage 4) You are ready to bid - Good Luck!

No deposit monies are required before you bid. Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

FOR SALE BY AUCTION

..AGENTS VIEWING NOTES



DIRECTIONS

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.