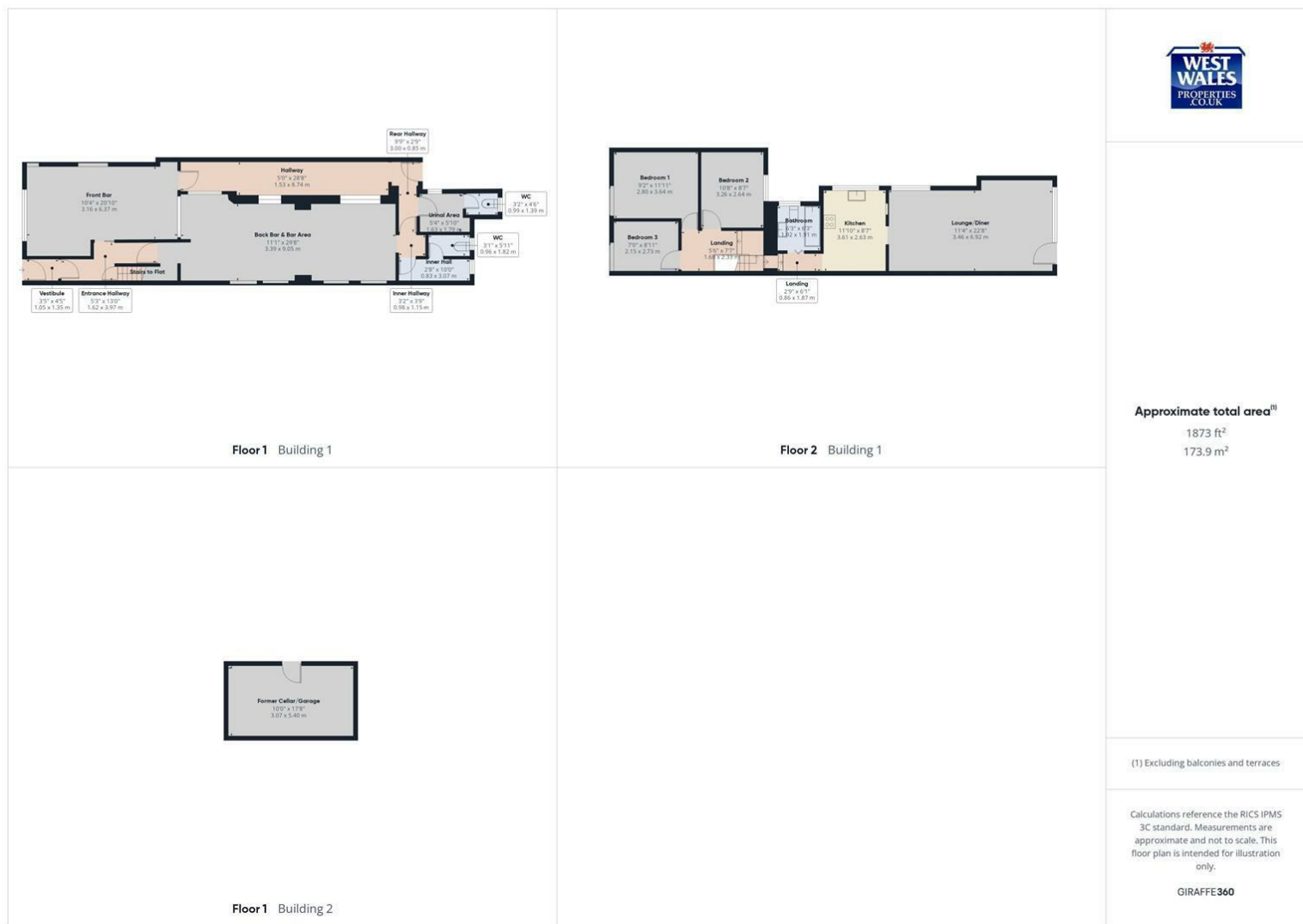


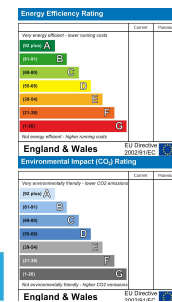


Tafarn Y Coed, 21 Paddock Street, Llanelli, Carmarthenshire, SA15 2RU

- Traditional Online Auction, Time & Date TBC
- Three Bedroom Flat Upstairs
- Requires Updating Throughout
- Viewing By Appointment
- Ex-Public House & Residential Premises Upstairs
- Extensive Proeprty
- Close to Llanelli Town Center & Train Station

Guide Price £80,000

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



22 Murray Street, Llanelli, Dyfed, SA15 1DZ
EMAIL: llanelli@westwalesproperties.co.uk

TELEPHONE: 01554 759655

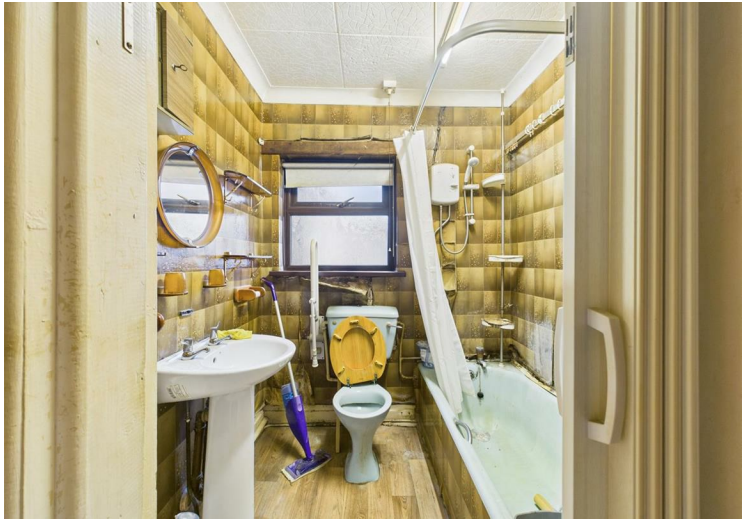


22 Murray Street, Llanelli, Dyfed, SA15 1DZ

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The Agent that goes the Extra Mile





**** TO BE SOLD VIA AUCTION *** Ex-Public House & Residential Premises Upstairs.

The lot is to be sold by traditional online auction with an end date and time of 28 April 2026, 3 pm

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 the figure below which the auctioneer cannot sell the lot. 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.

The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing

FOR SALE BY AUCTION....



DIRECTIONS

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