



Pemberton Road, guide price £90,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 3 Bedroom End-Terrace
- Perfect Investment Opportunity
- No On Going Chain
- Good Transport Links
- Close to Local Amenities
- EPC Rating: E



 3  1  2



About the property

A 3 bedroom end-terrace property conveniently located in Pemberton, Llanelli with an access to Trostre Retail Park, public transport and good links to Swansea and M4 motorway. The spacious accommodation briefly comprises of an open plan lounge/dining room, kitchen and conservatory to the ground floor and to the second floor there is two 3 bedrooms and a family bathroom. The property further benefits from a generously sized rear garden. This property in our opinion would make an ideal investment purchase. Please contact Peter Alan Gorseinon to book a viewing on 01792 894422 or via our website 24/7.

Accommodation

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Ground Floor

Entrance Porch

Door to enter, Tiled flooring, Door to hall.

Entrance Hallway

Vinyl flooring, stairs to first floor, Doors to living room, kitchen and under stair storage.

Living Room

21' 10" Max x 12' Max (6.65m Max x 3.66m Max)

2 Double glazed windows to front and rear, Fitted carpet, Feature fireplace.

Kitchen

13' Max x 11' Max (3.96m Max x 3.35m Max)

Double glazed window to side, Double glazed double door to conservatory, Part tiled walls, Vinyl flooring, wall and base units with counter over, Stainless steel sink, intergrated oven, Gas hob with hood over, space for washing machine and fridge/freezer.

Conservatory

10' 11" x 7' 11" (3.33m x 2.41m)

Double glazed windows, double glazed double doors to rear, Laminate flooring.

First Floor

Landing

Split-level landing, Fitted carpet, Doors to 3 bedrooms and bathroom.

Bedroom One

16' 6" x 11' 6" (5.03m x 3.51m)

2 Double glazed window to front, Fitted carpet.

Bedroom Two

10' 3" x 10' (3.12m x 3.05m)

Double glazed window to rear, Fitted carpet.

Bedroom Three

10' 5" Max x 8' 2" Max (3.17m Max x 2.49m Max)

Double glazed window to rear, Wooden flooring, wall mounted boiler.

Bathroom

Double glazed window to side, Part tiled walls, WC, Wash hand basin with mixer tap, Bathtub with shower over.

Outside

Rear

Fully enclosed rear garden, Mainly lawn.

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Floorplan

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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