

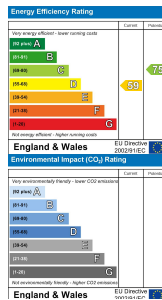


81 Denham Avenue, Stradey, Llanelli, Carmarthenshire, SA15 4DD

- Traditionally Built Semi-detached, Dormer Bungalow
- Two Reception Rooms
- Large Rear Garden
- Chain-free
- EPC RATING D. COUNCIL TAX BAND D.
- Three Double Bedrooms
- Driveway & Garage
- One Of Llanelli's Most Sought After Locations To Live
- Close To Sandy Water Park & Millenium Coastal Path Pick-up

Guide Price £160,000

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





This property is available via online auction. Cash buyers & mortgage buyers welcome.. Why buy at auction? Under 1% fallthrough 5 x quicker

The lot is to be sold by Conditional online auction with an end date and time of 18th December 2025 at 3pm. 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 straightforward 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, complete your ID check and enter your payment and solicitor's details. Stage 4) You are ready to bid - Good Luck! No deposit monies are required before you bid.

Guide prices 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 10% of 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. MATT TOON matt.toon@rocketauctions.co.uk | 020 8164 2892 ?www.rocketauctions.co.uk

..AGENTS VIEWING NOTES

BEDROOM 3

HALLWAY

LOUNGE

DINING ROOM

KITCHEN

LANDING

BATHROOM

BEDROOM 1

BEDROOM 2



DIRECTIONS

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