



12 Frondeg Terrace, Llanelli, SA15 1PZ

By Auction £105,000

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Davies Craddock Estates are pleased to present at auction this three bedroom end of terrace property on Frondeg Terrace, Llanelli.

The property offers two reception rooms, kitchen & bathroom on the ground floor, followed by three bedrooms on the first. Situated with quick and easy access to the M4, Pemberton & Trostre Retail Parks and Llanelli Town Centre.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

ENTRANCE

Door into hallway, radiator, laminate flooring, stairs to first floor.

RECEPTION ONE

12'11" x 12'9" approx. (3.95 x 3.91

approx.)

Bay window to front, radiator, fireplace surround. Archway into;





RECEPTION TWO

12'0" x 14'2" approx. (3.68 x 4.33 approx.)

Window to side & rear, fireplace surround, radiator.

KITCHEN

10'0" x 11'3" approx. (3.07 x 3.44 approx.)

Fitted with wall & base units with worktop over, oven and gas hob with extractor hood over, sink and drainer, tiled flooring, window to side, understairs storage, door to side.



BATHROOM

6'0" x .8'2" approx. (1.83m x .249m approx.)

Fitted with W/C, hand wash basin, panelled bath with shower head, cupboard housing boiler, radiator, tiled flooring. Segregated are with plumbing for washing machine. 2.03 x 0.73

STAIRS/LANDING

Window to rear, loft access.

BEDROOM ONE

9'3" x 12'3" approx. (2.84 x 3.75 approx.)

Window to front, radiator.

BEDROOM TWO

10'1" x 9'6" approx. (3.09 x 2.91 approx.)

Window to rear, radiator.

BEDROOM THREE

6'8" x 9'1" approx. (2.05 x 2.78 approx.)

Window to front, radiator.

EXTERNAL


Enclosed garden to rear, with side access. Patio area with steps up to lawn area.

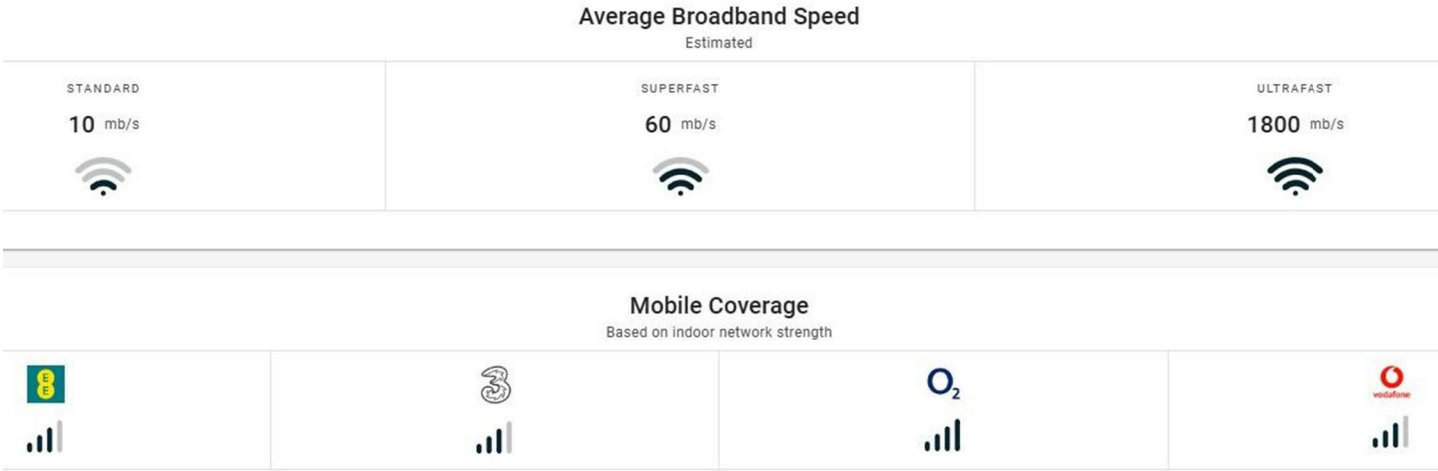


To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- End Of Terrace Property
- Three bedrooms
- Two Reception Rooms
- On Road Parking
- Main Gas, Electric, Water & Drainage
- Council Tax - B (Feb 25)
- EPC - D
- Approx. 86 M2
- No Onward Chain
- Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

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 fitments or any other fixtures not expressly included form part of the property offered for sale. A 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.