



19 Lliedi Crescent, Llanelli, SA15 3SD

Auction Guide £95,000

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Davies Craddock Estates are pleased to present for sale, this two bedroom semi detached property on Lledi Crescent, Llanelli.

Situated within walking distance to Llanelli Town Centre, local schools and all other associated amenities.

The property offers a cosy living space and well appointed kitchen with two bedrooms and family bathroom, a driveway for off-road parking for one car and a large tiered rear garden.

This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold).

The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view 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.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

Entrance

Door into;

Hallway

Window to side, radiator, laminate flooring, stairs to first floor.





Living Room

15'3" x 12'0" approx. (4.65 x 3.67 approx.)

)
Two windows to front, laminate flooring, radiator, storage cupboard.

Kitchen

8'6" x 15'5" approx. (2.61 x 4.72 approx.)

Fitted with wall & base units with worktop over, sink and drainer, oven and gas hob with extractor hood over, space for fridge/freezer and washing machine. Two windows to rear.



Storage Room

2'8" x 4'6" approx. (0.82 x 1.39 approx.)

Storage Space & Under stairs cupboard

Stairs & Landing

Window to side, loft access, storage cupboard housing boiler (IDEAL)

Bedroom One

8'7" x 18'6" approx. (2.63 x 5.66 approx.)

Two windows to front, laminate flooring, radiator, storage cupboard



Bedroom Two

9'2" x 11'4" approx. (2.810 x 3.46

approx.)

Window to rear, radiator, laminate flooring, fitted wardrobes.

Bathroom

8'9" x 9'1" approx. (2.67 x 2.77 approx.)

Fitted with W/C, hand wash basin in storage cabinets, panelled bath with shower over, tiled walls, vinyl flooring, window to rear.

External

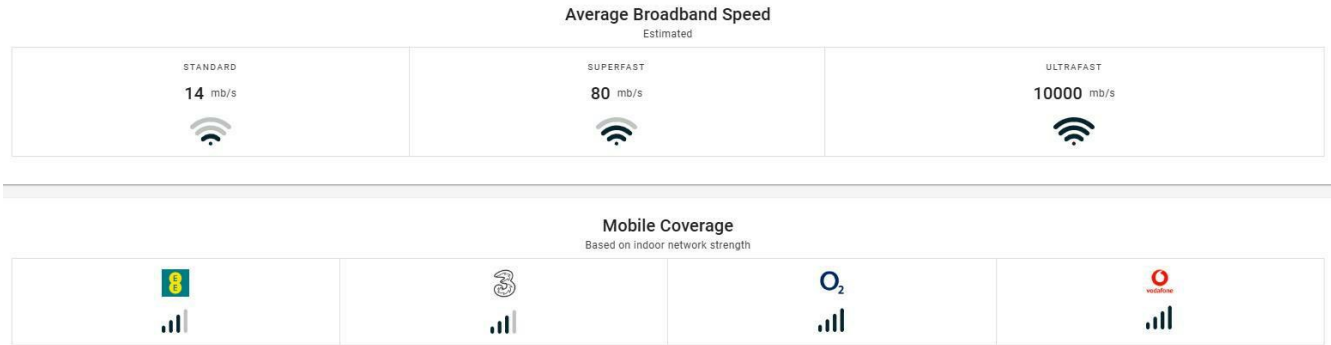
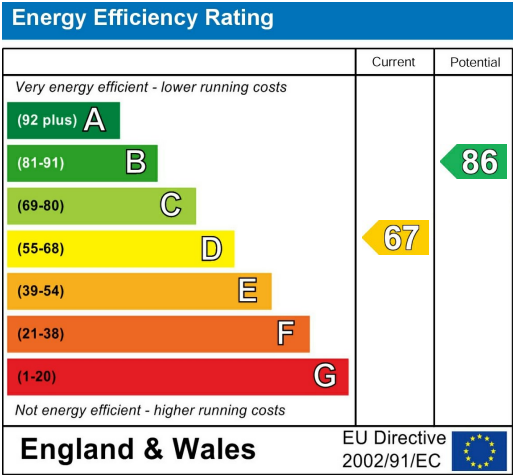
To the front - Drive way with courtyard garden.
To the rear - Side access to enclosed tiered garden.



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



- TRADITIONAL AUCTION
- Semi-Detached Property
- Two Bedrooms
- Enclosed Garden with Side Access
- Driveway
- EPC - D
- Approx - 73m2
- Council Tax - B (March 2025)
- Mains Gas, Electric, Water & Drainage
- Freehold



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.