

We would respectfully ask you to call our office before you view this property internally or externally.

**VIEWING:** By appointment only via the Agents.

**TENURE:** We are advised Freehold

**SERVICES:** Mains gas, water, electric and sewerage connected. We have not checked or tested any of the services or appliances at the property.

**TAX:** Band 'A'

\*\*\* BE SURE TO FOLLOW US ON FACEBOOK & INSTAGRAM \*\*\*

**Take-on JHL/SC/1225/OK**

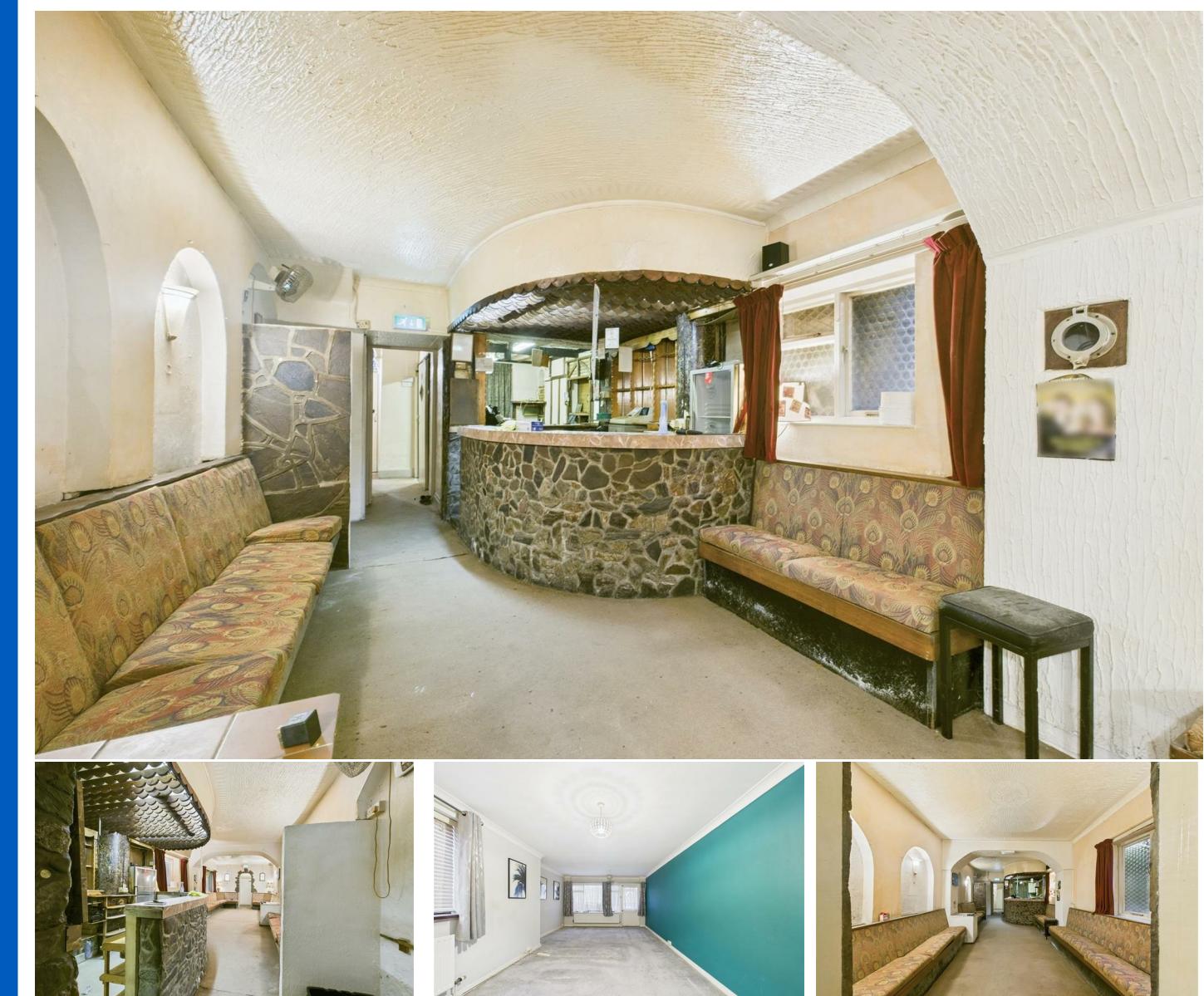
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary.

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

22 Murray Street, Llanelli, Dyfed, SA15 1DZ  
EMAIL: [llanelli@westwalesproperties.co.uk](mailto:llanelli@westwalesproperties.co.uk)

TELEPHONE: 01554 759655



## 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 Property
- Close to Llanelli Town Center & Train Station

**Guide Price £80,000**

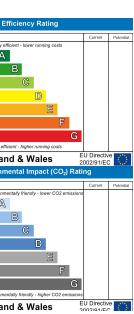
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***The Agent that goes the Extra Mile***





\*\*\*\* AUCTION STARTING SOON! \*\*\* Ex-Public House & Residential Premises Upstairs.  
The lot is to be sold by traditional online auction with an end date and time of TBC.  
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 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 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](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.