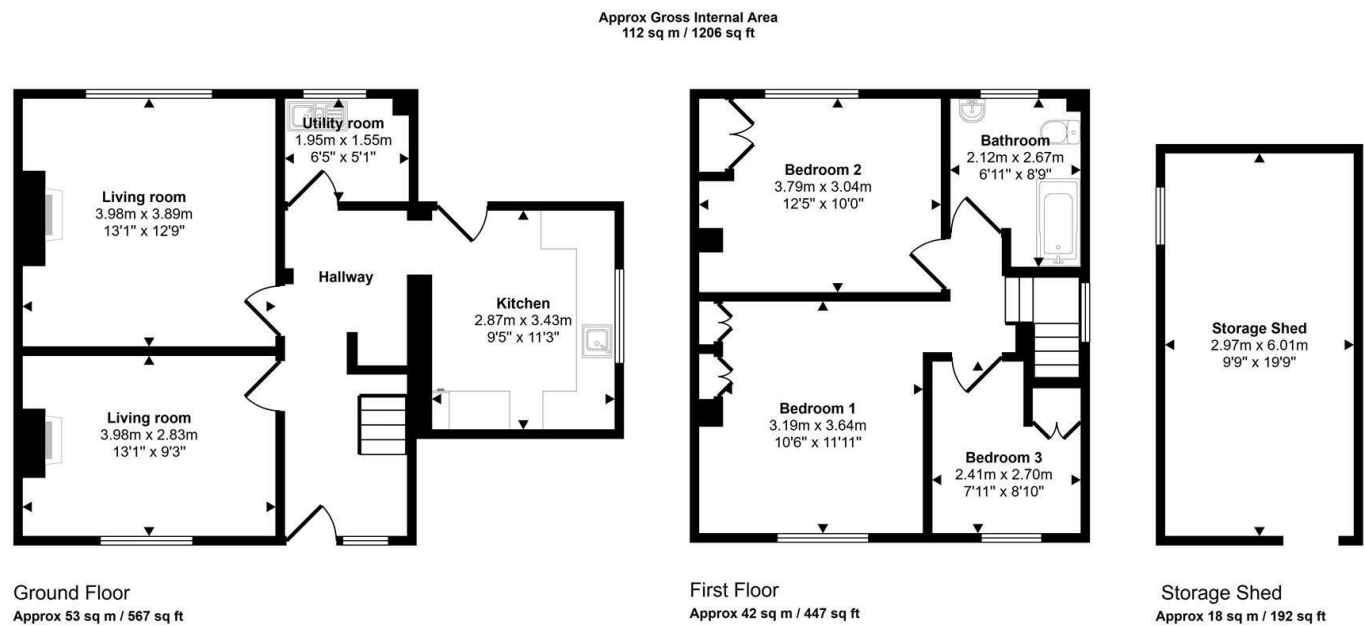




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Electric, Mains Water, Mains drainage, Mains Gas

HEATING: Gas

TAX: Band D

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

IRK/LSM/09/25/OK EIL

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

9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

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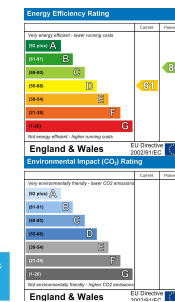


8 Brynymor, Five Roads, Llanelli, Carmarthenshire, SA15 5DX

- NO CHAIN
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- GOOD TRANSPORT LINKS
- GAS CENTRAL HEATING
- SOLD VIA AUCTION
- THREE BEDROOMS
- VILLAGE LOCATION
- REAR GARDEN
- EPC D

By Auction £125,000

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



9 Dark Gate, Carmarthen, Carmarthenshire, SA31 1PT

EMAIL: carmarthen@westwalesproperties.co.uk TELEPHONE: 01267 236655

The Agent that goes the Extra Mile





Located in the village of Five Roads, Llanelli, this three-bedroom semi-detached home is tucked away in a cul-de-sac and is offered with no onward chain. The property offers the perfect canvas to add your personal touch.

The property comprises; hallway which leads into a living room and dining room, kitchen with separate utility room for added convenience. On the first floor there are three bedrooms and a family bathroom.

Externally, the property boasts a gravelled area to the front. The rear garden offers lawn and patio area which is perfect for children to play, gardening enthusiasts, or simply a relaxing place to enjoy.

Five Roads is a small hamlet not far from Llanelli, where five roads lead off The Square, the central part of the village, on the main road. The five roads are Rehoboth Road, Horeb Road, Heol Hen, and the entrance and exit of the main road, known as Ynys-y-Cwm Road on the Llanelli side and Eclipse Terrace on the Carmarthen side. There are two pubs, The Stag and Waun Wyllt, which are 1/4 mile distant in the neighbouring hamlet of Horeb. The Stag Pub is famous as the meeting place of the Rebecca Rioters, who gathered there to plan raids in the 18th Century. A new addition to the village is the state-of-the-art primary school.

Auctioneers Comments:

For Sale by Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.



DIRECTIONS

Starting at Dark Gate in Carmarthen, head west towards Mill Street and continue straight onto Lammas Street. After a short distance, turn left onto Morfa Lane (B4312). At the roundabout, take the second exit onto the A4242, then at the next roundabout, take the first exit onto the A40. When you reach Pensarn Roundabout, take the third exit onto the A484 towards Llanelli. Continue on the A484, taking the third exit at the next roundabout and the second exit at the following one to stay on the A484. Next, turn left onto the B4309 and follow it for several miles, continuing straight where it stays as the B4309. After around 12 miles, turn right onto Rehoboth Road, then shortly after turn left onto Bryn Y Mor. Your destination will be on the left. What3words: forwarded.geek.finishers

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