



Gate Road, Penygroes, Llanelli, SA14 7RL

Guide Price £25,000



Calow Evans
Estate Agents

01269 543128
www.calowevans.co.uk

Gate Road, Penygroes, Llanelli, SA14 7RL

For Sale by Unconditional Auction – Guide price £25,000 - £30,000 plus fees.

Auction Date – 28/10/2026 - Town & Country Property Auctions.

A two bedroom property offered for sale by auction and requiring extensive renovation and modernisation throughout. The property is currently in a severely neglected and dilapidated condition with accommodation that is in need of comprehensive refurbishment. The property presents a significant renovation project and will require considerable investment, improvement and upgrading to bring it to a habitable standard. Prospective purchasers should be aware of the property's current condition and are strongly advised to undertake their own inspections and investigations prior to bidding. An excellent opportunity for builders, developers or experienced renovation purchasers looking for a substantial project with potential. Please note the property will be sold as seen.





Auction:

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Buyers Premium

* Plus 5% Buyers Premium + VAT

Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special



Conditions within the legal pack and all potential buyers must make their own investigations.

Additional information

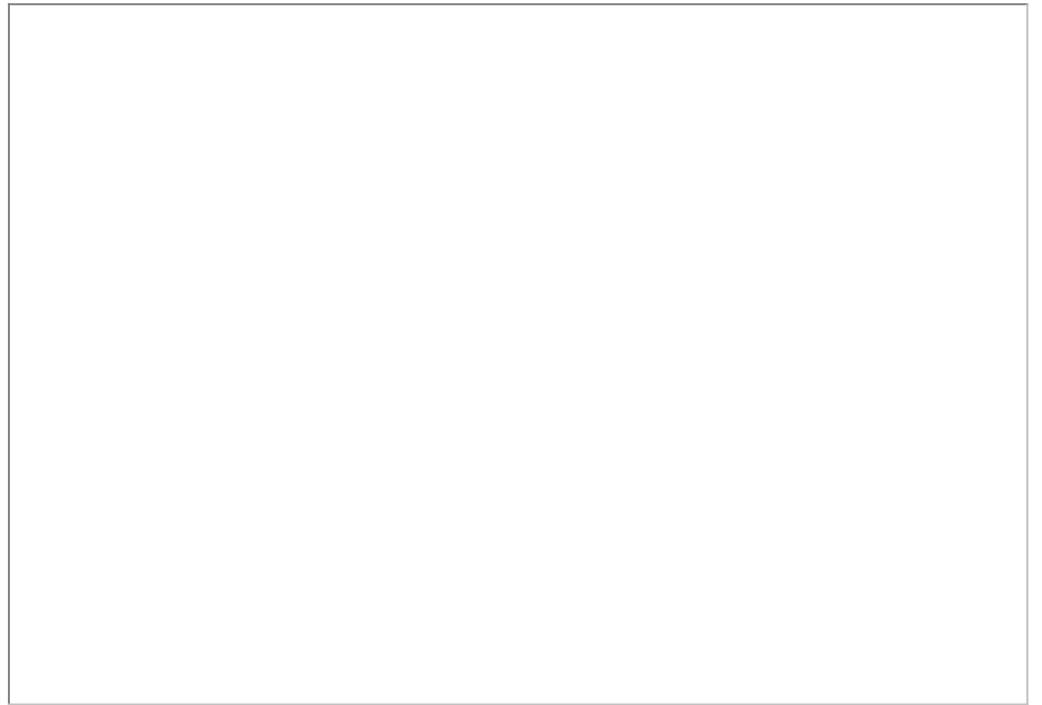
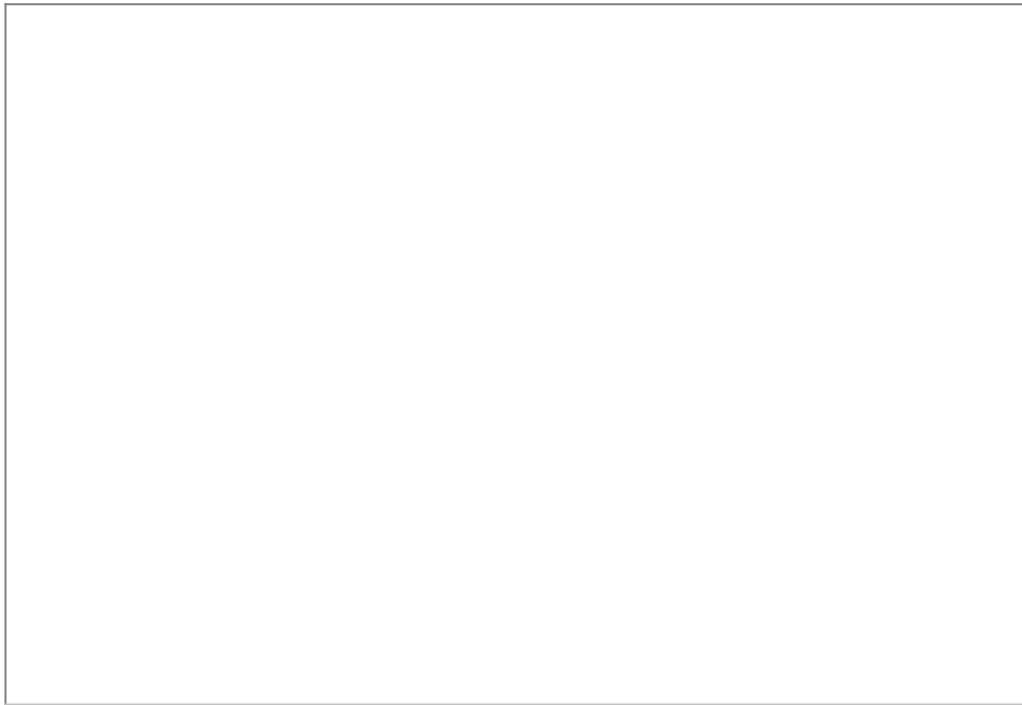
UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5% +VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).UNCONDITIONAL - Contracts are exchanged on the fall of the hammer and a 10% deposit will be taken from the highest bidder. This deposit will contribute towards the purchase price.

Entrance Hallway:

Stairs to first floor, radiator.

Living Room:

Double glazed window to front, radiator.



Lounge:

Double glazed window to rear, radiator.

Kitchen:

Double glazed glass panel door to side, double glazed window to rear and side, radiator, oil boiler.

First Floor Landing:**Bedroom One:**

Two double glazed windows to front, radiator.

Bedroom Two:

Double glazed window to rear, radiator.

Bathroom:

Double glazed window to side, bath, WC, pedestal wash hand basin, radiator.

Externally:

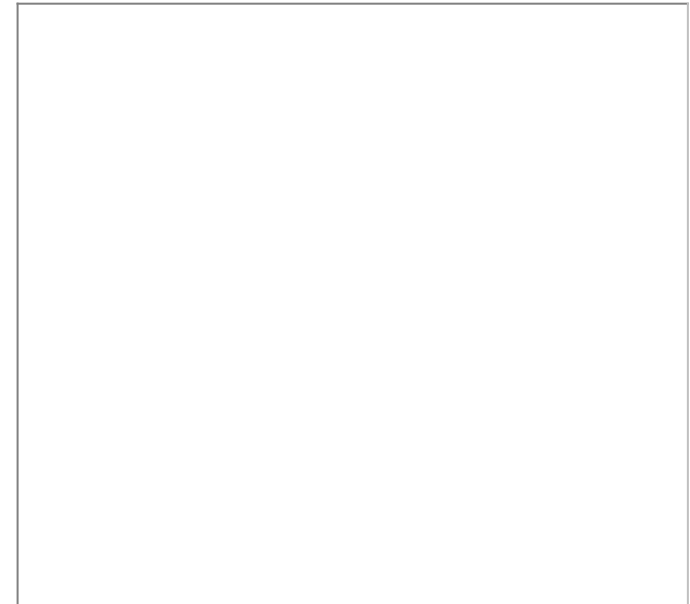
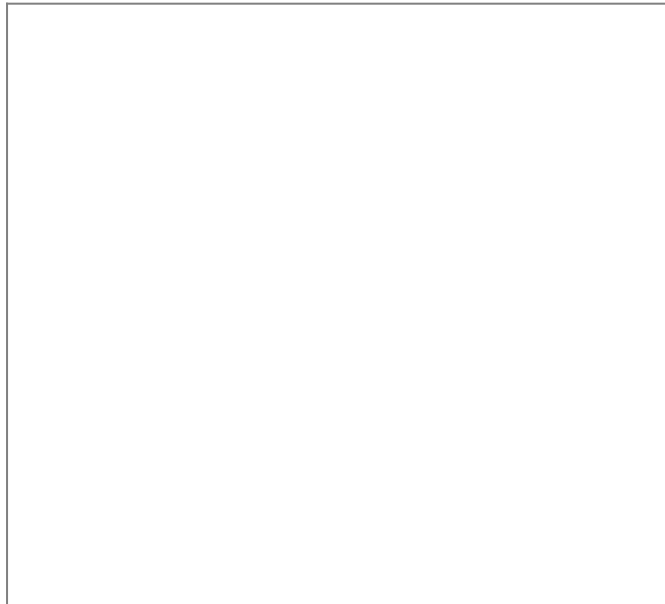
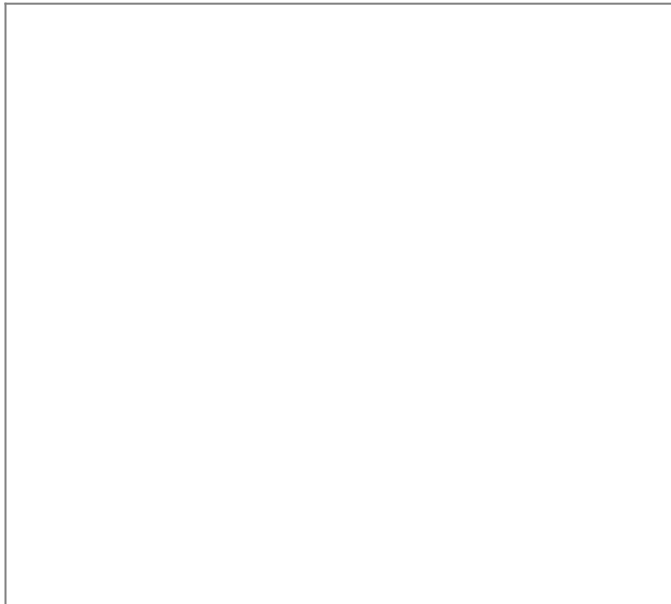
Small frontage, side pedestrian access to the rear garden mainly laid to lawn.

Services:

We are advised mains water, electricity and drainage are connected.

Tenure:

Freehold.



Council Tax:

C.

Broadband/Mobile Phone Coverage:

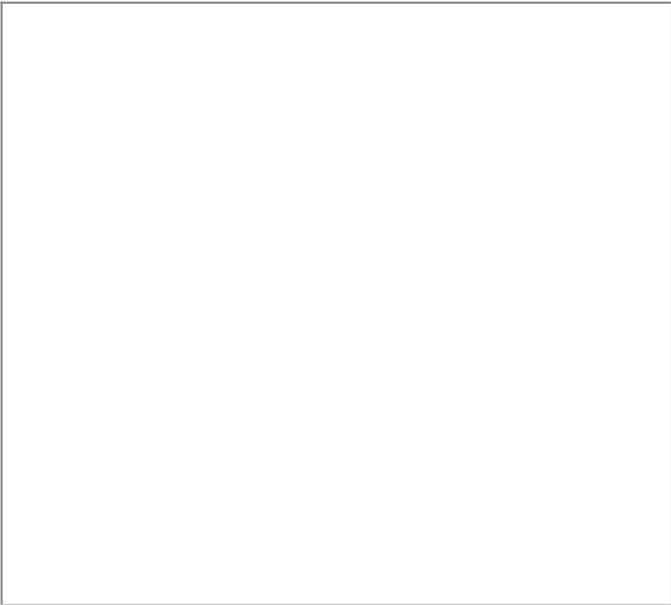
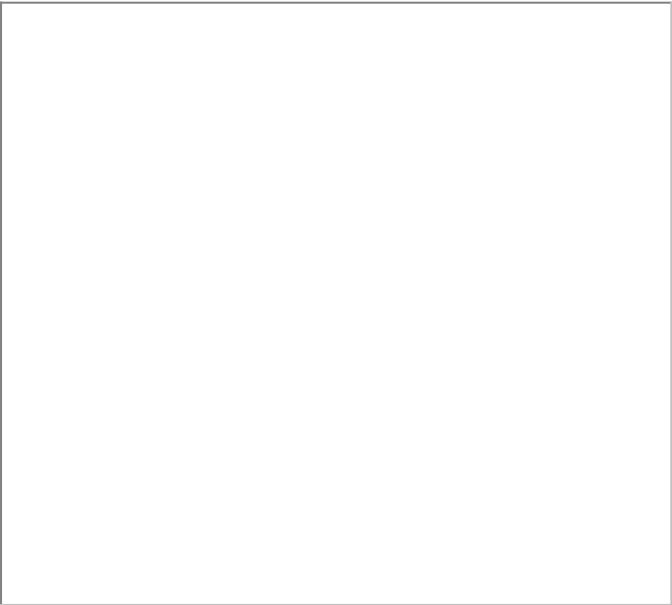
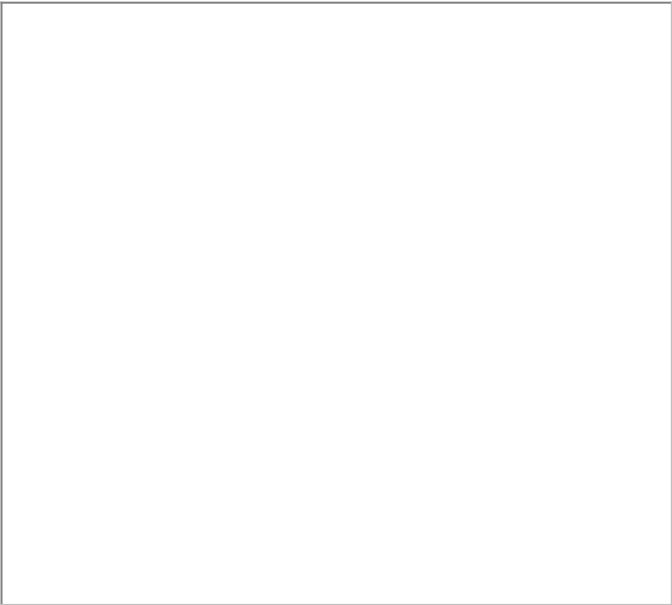
There is ultrafast broadband and mobile phone coverage in the area.

Directions:

From our office proceed in the direction of Llandybie. On reaching the village turn left on the square signposted Penygroes. Proceed through the villages of Blaenau and Caerbryn onto Penygroes. On reaching Penygroes square turn right onto Gate Road. Continue on this road whereby the property will be located on the left hand side.

Disclaimer:

Every care has been taken with the preparation of particulars however please note room dimensions and floor plan's should not be relied upon and any appliances or services listed on these details have not been tested.



**Address**

38 College Street,
Ammanford, SA18 3AF

Office Contact

01269 543 128