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.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'C'
HEATING: Gas
ref: CF/ LLE / MAY/ 25/OK
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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

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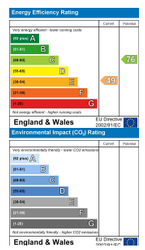
22 Heol Nazareth, Pontyates, Llanelli, Carmarthenshire, SA15 5TB

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- IDEAL FIRST TIME BUY
- DRIVEWAY PARKING
- GAS CENTRAL HEATING
- COUNTRYSIDE VIEWS
- MODERN KITCHEN
- REAR GARDEN
- BRILLIANT INVESTMENT
- EPC RATING: E



By Auction £175,000

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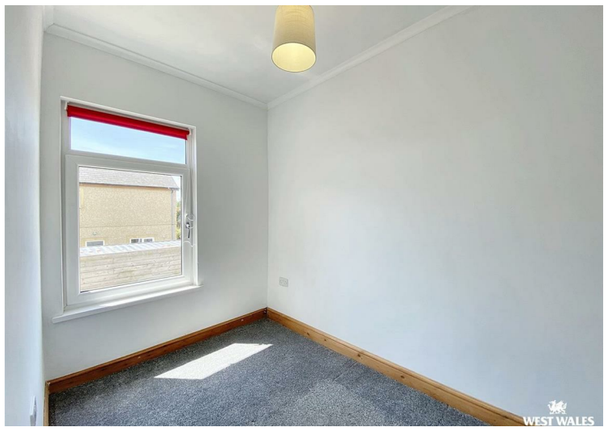
The Agent that goes the Extra Mile



Boasting gorgeous open countryside views to the front, this lovely semi-detached house is situated on the desirable street of Heol Nazareth, Pontyates. Offering lots of potential, the property would make a great first time buy, or investment property. Viewing is highly recommended to appreciate its elevated position over the surrounding landscape.

The traditional property comprises; entrance hallway, living/dining room with double aspect windows, and a modern kitchen fitted with a range of appliances. The first floor has a split level landing and provides the shower room, and three bedrooms. The master bedroom is located to the front on the property and features those idyllic views, which you can imagine walking up to in the mornings. The property benefits from UPVC double glazing and gas central heating!

Externally, a cast iron gate opens onto the steps that lead up to the front door, bordered by low maintenance shrubbery. To the side is driveway parking for multiple vehicles, with further on street parking available directly in front of the property. The rear garden is tiered offering a gravelled area, patio, and lawned area. Benefiting from those far reaching country views, this space is ideal for relaxing with all your family and friends.

Pontyates is situated within the Gwendraeth Valley, halfway between Carmarthen and Llanelli. Pontyates has a bilingual primary school catering to ages 4-11, shops, eateries, and a local community centre. This former mining village is just 9 miles from the County town of Carmarthen and 7.1 miles from Llanelli, allowing you a vast range of shopping and facilities within a short car or bus drive.

DIRECTIONS

At our office turn left and head for Station Road traffic lights, at the traffic lights turn right moving into the left-hand lane as you follow the road around. At the second set of traffic lights go straight ahead going through West End taking the first turning on your right signposted "New Road". Follow the road and at the mini-roundabout go straight across and follow the road passing "Stradey Park Hotel" on your right. Continue following the road going through "Five Roads and "Cynheidre" (B4309). Continue following into the village of "Pontyates" going down the hill and through the main village area, as you go over the bridge and around a left-hand bend passing the fire station take the first left, signposted "Heol Nazareth". Follow this road down until you reach number 22 which will be on your right. What/Three/Words:///short.bulge.theme

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