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Where stated this has been measured to ensure the accuracy of the information contained therein. Measurements are to be taken on the ground floor and the first floor. The area of the ground floor and the first floor is 1,100 sq ft and 1,100 sq ft respectively. The area of the ground floor and the first floor is 1,100 sq ft and 1,100 sq ft respectively. The area of the ground floor and the first floor is 1,100 sq ft and 1,100 sq ft respectively.

EPC



AREA MAP



1ST FLOOR

GROUND FLOOR

FLOOR PLAN



46 Mansel Street
 , Burry Port, SA16 0BD
 Auction Guide £99,950



GENERAL INFORMATION

FOR SALE BY ONLINE AUCTION.

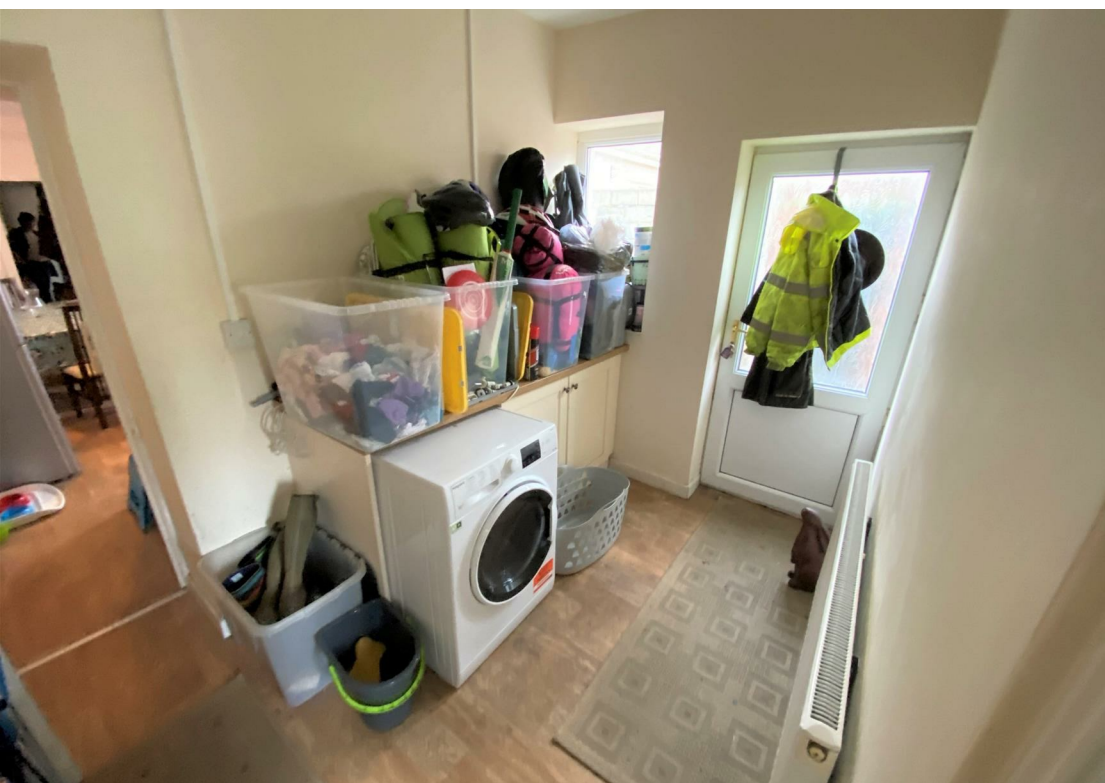
Traditional four bedroom, semi-detached property, located in the sought after area of Burry port. Accommodation comprises: Entrance porch, hallway, lounge, sitting room, kitchen and utility room and bathroom to the ground floor with four bedrooms to the first floor. The property benefits from being close to local amenities, short drive from the beach, uPVC double glazing and enclosed rear garden. Ideal turnkey investment. Viewing strongly recommended. The property is being sold with a sitting tenant, notice has been served and the tenancy expires on the 8th August 2021 EPC - E

PLEASE BE ADVISED THAT WHILST VIEWINGS ARE RESTRICTED THE PROPERTY WILL NOT BE ENTERED INTO AN ONLINE AUCTION UNTIL THE LEGAL PACK IS COMPLETE AND THERE IS SUFFICIENT INTEREST FOR BIDDING TO COMMENCE. ANY OFFER IS SUBJECT TO AN AUCTION EXCHANGE OF A 10% DEPOSIT, BUYERS PREMIUM AND 28 DAY COMPLETION

FULL DESCRIPTION

SUMMARY

Traditional four bedroom, semi-detached property, located in the sought after area of Burry port. Accommodation comprises: Entrance porch, hallway, lounge, sitting room, kitchen and utility room and bathroom to the ground floor with four bedrooms to the first floor. The property benefits from being close to local amenities, short drive from the beach, uPVC double glazing and enclosed rear garden. Ideal turnkey investment. Viewing strongly recommended. The property is being sold with a sitting tenant, notice has been served and the tenancy expires on the 8th August 2021. EPC - E



ENTRANCE PORCH

Entrance door, door to:

HALLWAY

Stairs to first floor landing, door to storage cupboard under stairs, doors to:

LOUNGE

10'5" x 12'4" (3.20m x 3.78m)
UPVC double glazed window to front, radiator.

SITTING ROOM

10'9" x 10'5" (3.30m x 3.20m)
UPVC double glazed window to rear, radiator.

KITCHEN

16'9" x 9'4" (5.13m x 2.87m)
UPVC double glazed window to side, kitchen is fitted with matching wall and base units along with complimentary work surface, radiator, door to:

UTILITY ROOM

6'5" x 9'5" (1.98m x 2.88m)
UPVC double glazed entrance door and window to side, radiator, base units with work surface, door to:

BATHROOM

4'8" x 9'5" (1.43m x 2.89m)
Two uPVC double glazed obscured windows to side and rear, panelled bath with shower overhead, radiator, W.C., pedestal wash hand basin.

FIRST FLOOR

LANDING

Loft access, access to four bedrooms.

BEDROOM ONE

18'0" x 9'7" (5.49m x 2.94m)
Two uPVC double glazed windows to the rear and to the side, feature fireplace, radiator.

BEDROOM TWO

9'10" x 10'5" (3.01m x 3.20m)
UPVC double glazed window to rear, radiator.

BEDROOM THREE

11'8" x 9'0" (3.58m x 2.75m)
UPVC double glazed window to front, radiator, feature fireplace.

BEDROOM FOUR

8'4" x 7'3" (2.55m x 2.22m)
UPVC double glazed window to front, radiator.

EXTERNAL

REAR

Two brick sheds, enclosed level lawned area.

N.B

Upon exchange, a 10% deposit is required. In addition, a Buyer's Premium fee is payable. This fee is 0.5% + VAT subject to a minimum fee of £950 plus VAT (£1,140).

Should the property go to an online auction a different fee is payable. A holding fee of £1,800 is payable to secure the property. You then have two days to exchange with a 10% deposit.

N.B

Tenure - Freehold

All successful Purchasers will be subject to a buyers premium or holding fee. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk