



26 Heol Cae Gurwen, Gwaun-Cae-Gurwen, Ammanford, SA18 1HG

Offers in the region of £385,000

0.27 acre, walking distance of shops & amenities

Back to market after further improvements. This property has undergone complete remodelling and renovation both inside and out over 8 years of ownership.

High end and modern fixtures and fittings, for example, two luxurious designer bathrooms with fitted furniture finished with quartz and granite surfaces, high quality Bristan rain head showers, a carronite bathtub and interchangeable mood lighting. Modern fitted kitchen & laundry with granite surfaces, deep catering sinks, range oven, and plumbed american style fridge freezer.

All bedrooms and living areas have TV wall mounting points with further network points and USB power.

Telex house was originally a 1940's communication building, which explains it's robust scale and right of access through the newer telephone exchange alongside a further owned private gated footpath.

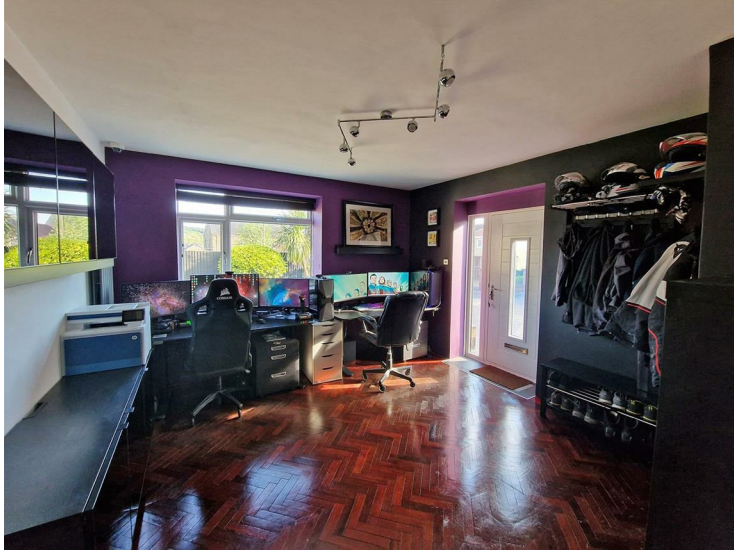
Ground Floor

Entrance

Composite door with double glazed panel and additional double glazed side panel leading into:

Entrance/Reception Room

13'8" x 12'7" (4.18 x 3.86)



Used as an office by the current occupants, this was formerly a dining room. New large composite door, replaced under warranty 2023. Double glazed window. Tall modern radiator. The 1940's parquet is exposed and a good candidate for restoration. Door leading to bedroom 3 and 4ft opening to the Lounge.

Lounge/Diner

13'10" x 20'2" (4.24 x 6.15)



A large spacious "central hub" of the home. Large double glazed window, modern double radiator, power and networking for wall mounted tv. Door to bedroom 4, 4ft opening to the hallway, large opening to the kitchen and open access to the dining area.

Dining Room

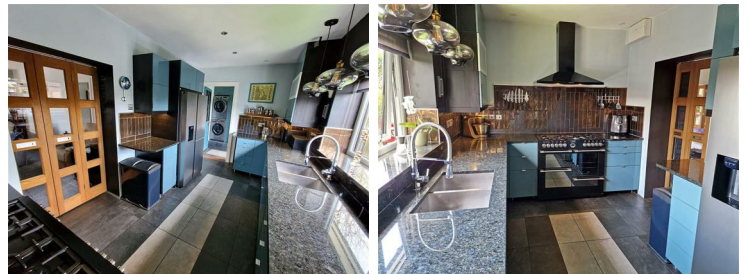
10'5" x 9'5" (3.18 x 2.89)



Formerly a further bedroom, now with the wall removed. Double glazed door and window recently installed and designed specifically to allow for a staircase (STPP) to the loft space, along with positioning of power, lighting and loft access. Luxury vinyl plank flooring, tall modern radiator.

Kitchen

8'11" x 14'11" (2.72 x 4.57)



Modern fitted kitchen with art deco style tiled backsplashes, granite surfaces, considered storage including 24 drawers and internally lit cupboards. Large chrome towel radiator, New double glazed window (July 2023), double undermounted catering sink with mixer tap, dual fuel range cooker, plumbing and space for an American style fridge freezer. Mains powered heat sensor.

Utility Room

8'11" x 7'2" (2.72 x 2.2)



New double glazed door (July 2023). Former entrance to Telex house. Modern radiator, wide range of storage, plumbing for either stacked or side by side arrangement of washing machine and dryer. Catering sink inset into a granite surface, gas fired baxi boiler. Mains powered smoke sensor.

Hall

10'2" x 4'0" (3.1 x 1.23)

The wide hallway connects the Lounge to Bedroom 1, and has doors to bedroom 2 and the main bathroom. Power socket.

Bathroom

6'1" x 10'0" (1.86 x 3.06)



Fully tiled and waterproofed. Large chrome

towel radiator, humidistat and high flow extractor, heated mirror, fitted furniture with semi-recessed basin and granite surfaces. Carronite bath, with ceiling mounted rain head shower, changeable mood lighting.

Bedroom 1

11'6" x 19'0" (3.51 x 5.8)



Large new patio sliding doors (2022), large modern double radiator, access to ensuite, brand new carpet and underlay, Wall mounted TV points, USB and networking.

En Suite/Bathroom 2

10'2" x 5'2" (3.1 x 1.6)



Newly fitted, fully tiled and waterproofed, with soundproofing to the bedroom side. Fitted storage furniture with semi-recessed sink set into quartz stone surfaces. USB charging points. Large shower area with quartz topped shower seat, humidistat and high flow extractor, rain head shower, large chrome towel radiator, and changeable mood lighting.

Bedroom 2

10'2" x 13'7" (3.1 x 4.15)



Large double glazed window, double radiator, wall mounting tv points, network and USB ports. Vanity light, switched wall mounted bedside lights. Photographed with a large EU Superking bed and Pax wardrobe for scale.

Bedroom 3

10'5" x 12'7" (3.18 x 3.86)



New large double glazed window (July 2023), Switched bedside lighting, multiple directional lighting, tall modern radiator, granite windowsill, virtually new carpet and underlay. There is particularly extensive networking and power in this room as well as the wall mounted TV and USB points

Bedroom 4

10'5" x 10'5" (3.18 x 3.18)



Large double glazed window, modern radiator, wall mounted TV, network and USB points. Recently new carpet. Currently housing a Kingsize bed, bed sides, wardrobe and large drawer chests.

Loft

The attractive high pitched roof offers gratuitous loft space. Fully boarded. Accessed via the dining room which has been adapted towards intent to add a staircase in the future SPP..

Garage

19'8" x 18'6" (6 x 5.65)

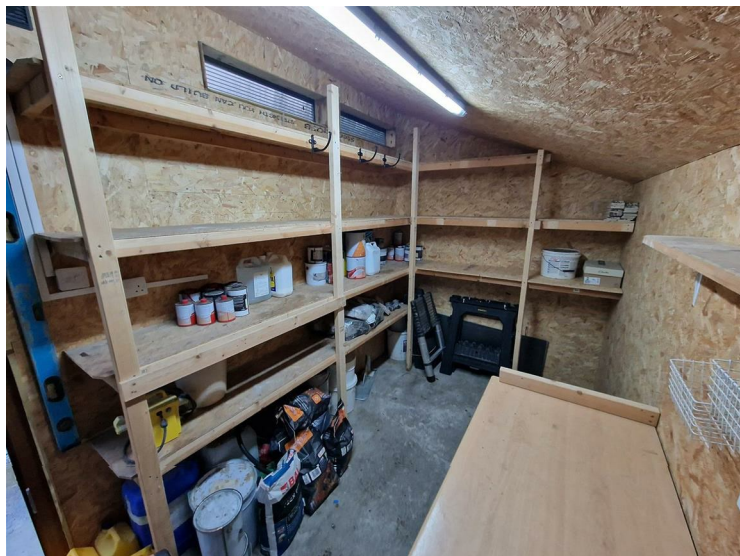
Remote roller doors, leisure hookup on the outside. Power, network, lights, 2x roof windows.

Hot Tub Enclosure

10'5" x 11'7" (3.2 x 3.55)

This has its own power and consumer unit, with 2 double outdoor sockets with intent to house a 32A hot tub.

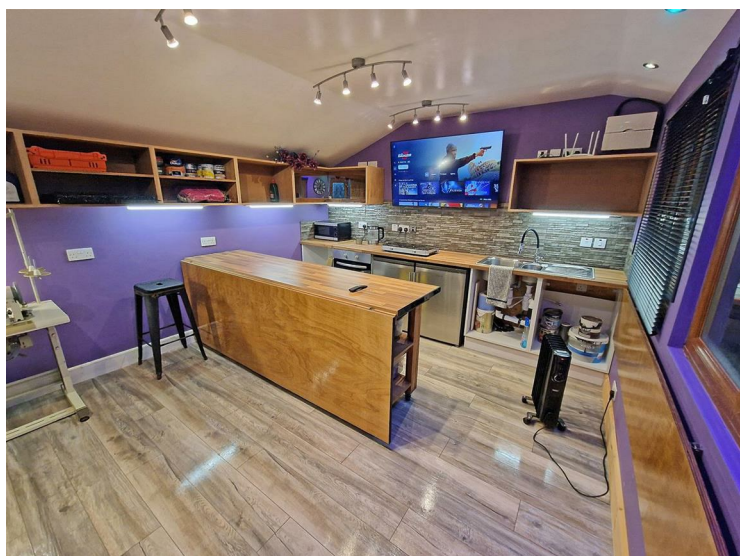
Workshop/Summer house



Wooden structure across the end of the garden, fully guttered with EDPM roof, creating a complex of studio, workshop/storage and lean to greenhouse.

Studio

17'5" 11'10" (5.33 3.61)



3 double glazed windows, and UPVC door. Fully insulated and plastered interior walls and ceiling. Cold water feed to kitchenette comprising of built in oven and space for undercounter fridge and undercounter freezer. Split face tiled splashback. Wall mounted tv points with wired network points, new consumer unit, oodles of power and lighting. Laminate flooring.

Workshop/Storage

13'7" x 7'8" (4.16 x 2.35)

Insulated with osb internal walls. Own small consumer unit with power and light. Workbench and racking.

Greenhouse

Small lean-to greenhouse with lighting and power.

Rear Patio/Main Garden



Substantial patio area with a delightful Victorian fireplace feature. Outdoor dog shower, outdoor tap. Wild pond area, Compost area, Vegetable garden, lawn with 100's of crocus bulbs. Central garden power & water.

Front of Kitchen and Laundry

Outdoor tap and hose. Pergola over seating area. Artificial grass. Small storage shed and storage area.

Side Patio

To the side of the house, is an additional patio area lined with a raised mature plant bank, which is the view from bedrooms 2 and 3, with access from the dining room.

Outdoor Kitchen



Unique stone/brick built, featuring wide catering sink with hot water, double wide charcoal BBQ. Storage, anti-slip tiled floor, double socket. Granite and tile tops.

Driveway

A generous pea gravel parking area, with the main driveway area being crushed limestone and gravel. There are several planting areas around the drive space and 2 small slate roofed outbuildings, one being used as a bin/recycling shed, and the other for bicycles.

Outbuildings plan

Deed Plan



Council Tax

Band C

Services

Mains water, electricity, gas and drainage.

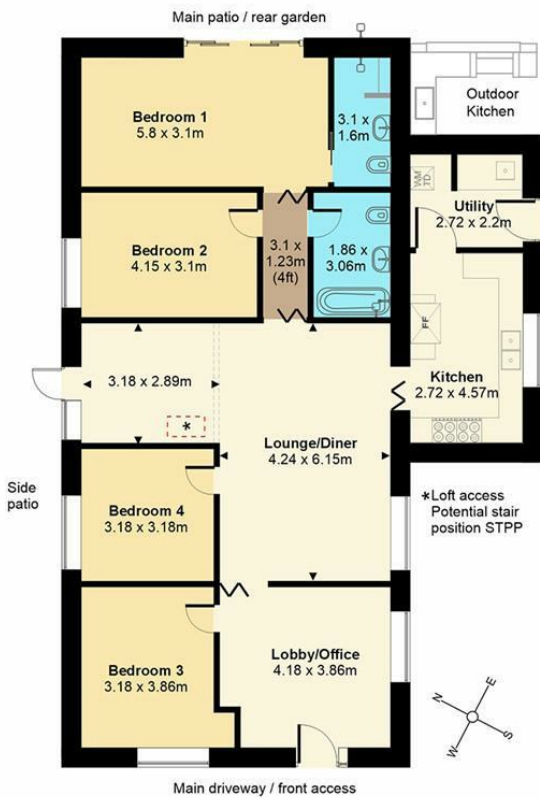
Directions

Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for approximately 5 miles to the village of Gwaun Cae Gurwen. Proceed over the live crossing you will then find the driveway on your left between numbers 24 (a large detached house) and 28 (an end terrace house), with the property situated behind number 24, with a farm gate unit and large number plate with number 26 on it.

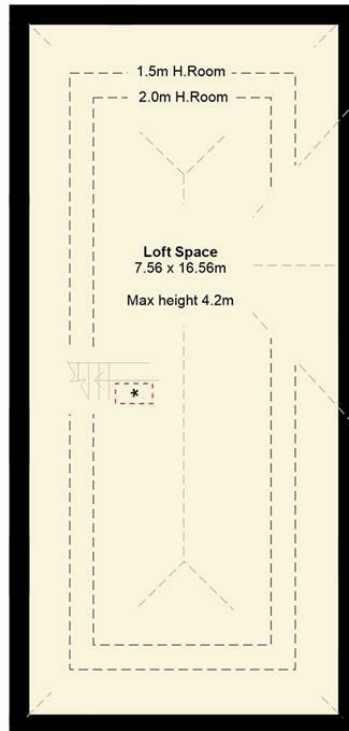
NOTE

All photographs, measurements, floor plan and details have been provided by the vendor.

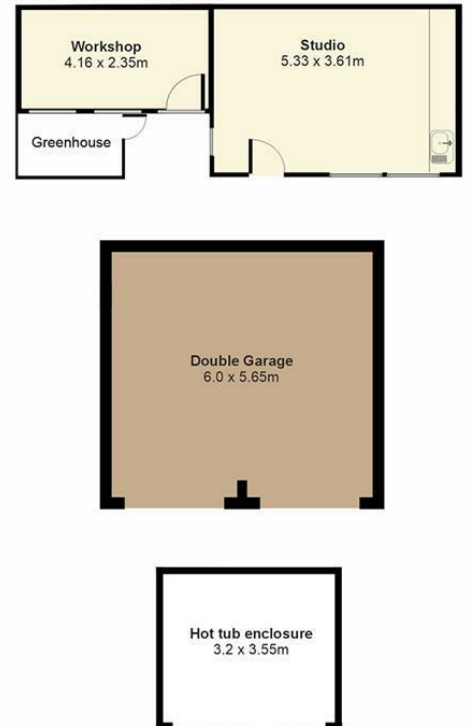
Ground Floor



First Floor



Outbuildings



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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Please note:

We have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.