

POLLY POWELL  
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Guide Price **£250,000**

# Heol Cae Gurwen

Gwaun Cae Gurwen, Ammanford

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Detached 4 Bedroom Dormer Bungalow

136 sq m | Flexible Living | Off Road Parking for 3 cars

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Spacious family home with 2 ground floor bedrooms & wet room  
Enclosed garden with partial mountain views.



## Flexible Living in **Gwaun Cae Gurwen**

This substantial four bedroom detached dormer bungalow offers approximately 136 sqm of adaptable accommodation arranged over two floors.

With generous room sizes, ground floor bedroom facilities and elevated partial mountain views, this is a home designed to grow and adapt with modern family life.

### Features

- 2 Ground Floor Bedrooms
- Ground floor wet room
- uPVC double glazing & gas central heating
- Off Road parking for three vehicles
- Enclosed rear garden





## Ground Floor

The spacious entrance hall sets the tone, featuring an open staircase, under-stairs area and large storage cupboard housing the gas boiler.

The main living room is a generous front-facing reception room measuring 6.80m x 3.80m, with dual windows, deep window sills, electric fire and two double radiators.

To the rear, the kitchen/dining room extends over 6 metres in length and forms the practical heart of the home. Double patio doors open directly onto the garden



### Room measurements (approx.)

- Hallway – 3.61m x 3.16m
- Living Room – 6.80m x 3.80m
- Kitchen / Diner – 2.92m x 6.02m
- Bedroom One (Ground Floor Double) – 3.74m x 3.44m
- Bedroom Two (Ground Floor Single) – 2.44m x 3.47m
- Wet Room – 2.40m x 1.87m





## First Floor

Upstairs, the property continues to offer excellent space.

There are two large double bedrooms and a full family bathroom, along with a valuable storage cupboard off the landing.

The master bedroom enjoys elevated partial mountain views and benefits from air conditioning.

The front-facing double offers a pleasant outlook with no direct overlooking.

The family bathroom comprises a full-size bath with electric shower over, WC, wash hand basin and storage.

### Room measurements (approx.)

- Master Bedroom – 3.57m x 5.47m
- Bedroom Four – 3.56m x 3.81m
- Bathroom – 1.64m x 3.45m
- Landing Storage Cupboard





# Outside

## Outside

To the front of the property there is driveway parking for up to three vehicles.

The rear garden is fully enclosed and combines lawn, gravel and patio areas, along with raised planting beds and a metal shed.

The patio is accessed directly from the kitchen/dining room, making it ideal for everyday family use and outdoor dining.

With the front aspect facing east, the property enjoys morning sun to the front and afternoon and evening sunshine to the rear garden.

Partial mountain views can be enjoyed from both the garden and upper floor.

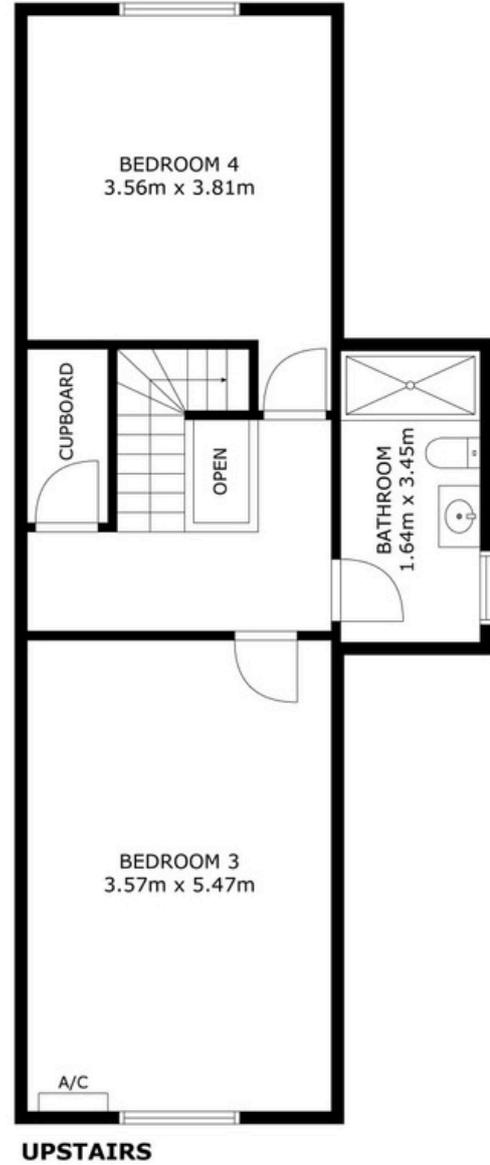
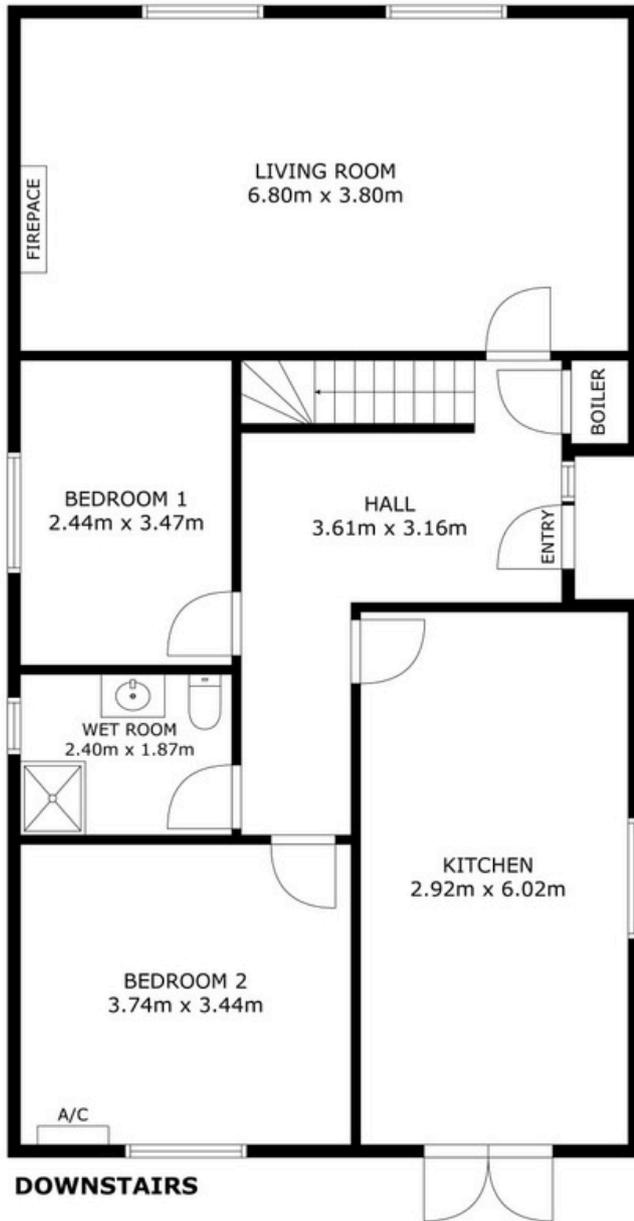
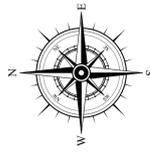


View from Master Bedroom





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GROUND FLOOR : (83.41 m<sup>2</sup>)  
FIRST FLOOR : (50.61 m<sup>2</sup>)  
TOTAL AREA : (134.02 m<sup>2</sup>)

**Disclaimer:** Floor plan measurements are approximate and for illustrative purposes only. While every effort has been made to ensure accuracy, the plan is provided as a guide to layout and should not be relied upon as a statement of fact. Prospective buyers are advised to verify all dimensions, shapes and details before making any decisions.

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## Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price.

This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

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## **Location**

Gwaun Cae Gurwen is a well-connected village positioned between Ammanford and Pontardawe.

### **Local amenities include:**

- Convenience store
- Pharmacy
- Dental practice
- Public house
- Takeaway

Ammanford town centre is approximately 15 minutes away and provides a wider range of shops, schools and a train station.

The property sits on a direct bus route to both Ammanford and Pontardawe.

For commuters, the A48 and M4 corridor are accessible within approximately 25 minutes' drive, providing links towards Swansea and Llanelli.

The Black Mountain and surrounding countryside are within easy reach for walking, cycling and outdoor pursuits.

# WHY BUY AT AUCTION?

## Buying at auction offers many benefits:



### Faster completions

With Private Treaty taking over 125 days to complete, auction could get you moving much quicker with fixed exchange timescales of 28 or 56 days from receipt of the draft contract.<sup>1</sup> Giving you reassurance and helping you plan your move more easily.



### Quick, easy and transparent bidding

We know life is busy, that's why we pioneered online auctions so you can bid from the comfort of your home, 24 hours a day, 365 days a year. And with all bids being transparent and visible to all parties, sealed bids will be a thing of the past.



### Buy with a mortgage

You can now buy an auction property with a mortgage!<sup>2</sup> With the 56-day timescales<sup>1</sup> available with Secure Sale Service, you'll have enough time to arrange your finance.



### Additional security

Both you and the seller will sign a Reservation Agreement, committing you both to the sale so you'll be able to move forward with confidence.



**Private Treaty**  
30% fall through rate



**Secure Sale Service**  
5% fall through rate



**Traditional Auction**  
1% fall through rate

## More information up front

As property information is provided in the Buyer Information Pack before the auction, you can undertake your due diligence in advance. Allowing you to make an informed decision on your budget.

The Buyer Information Pack includes items such as Title Documents, Water and Drainage Searches, Local Authority Searches and other useful information.

**You will only pay the fee for this pack at the conclusion of the auction, if you are the successful winning bidder.**

# THE MODERN METHOD AUCTION PROCESS

## 1. YOUR PROPERTY SEARCH

You can find auction properties on major property portals, advertised with our 5,000+ Estate Agency Partners, or listed on the iamsold website: [www.iamsold.co.uk](http://www.iamsold.co.uk)



## 2. BOOK A VIEWING

We would always recommend viewing any property you are considering. You can book this through the Estate Agent. Afterwards, the iamsold team will be in touch to discuss your feedback and potential interest in bidding.

## 3. REVIEW THE BUYER INFORMATION PACK

If you plan to bid, you need to carry out your due diligence before proceeding. To help you, each property has a Buyer Information Pack, which we highly recommend is reviewed carefully before bidding.

We'd always recommend reviewing the pack with your Solicitor, this is particularly true of Traditional Auction. With Traditional Auction your Solicitor must review the detail within the pack before the auction, to ensure the timescales are met.

You'll first need to create an account on [iamsold.co.uk](http://iamsold.co.uk) to download the pack.



## 4. GETTING PREPARED

Check you can meet the requirements of the sales method. The details will be shown in the specific property terms and conditions document. It will be listed as either Secure Sale Service or Traditional Auction terms and the fees and specific conditions may vary from property to property.

Review the documents to ensure that you can meet the conditions of the auction type including you have the funds for the deposit and fees due. Before the auction complete your due diligence, have a conveyancing Solicitor in place, and if you're buying with a mortgage you will also need to get your decision in principle from the lender.



## 5. REGISTER TO BID

Before you can bid on a property you will have to register to bid. Follow the link on the property listing to register. If you're looking at multiple properties, you will have to register for each property individually. You'll need to be approved before you can place a bid.

## 6. BIDDING

Once your bidding registration is approved and the auction is live, you'll be able to place your bids on the property. The auction time will vary but it will end when the auction timer runs out. The sale will be agreed if a bid is received on or above the seller's undisclosed Reserve Price.

If a bid is placed within the last two minutes, the timer will reset to two minutes to ensure everyone has a chance to place their bid.



## 8. NEXT STEPS

Our expert Completions Team will help to take the sale through to the final stage of the process, keeping you updated every step of the way.



## 7. YOU'RE THE WINNING BIDDER

Depending on the method of auction you will have either 28 or 56 days<sup>1</sup> from receipt of a draft contract to complete the purchase.

In both cases, you will need to pay the Reservation Fee and/or Deposit to reserve the property and sign the Reservation Agreement and/or Draft Contract. You'll need to complete our identification checks and provide evidence of how the purchase will be funded.

You'll also need to instruct your solicitor to act on your behalf.



<sup>1</sup> based on standard property types. <sup>2</sup> subject to lending criteria, affordability and survey.

# FAQ

## Checkout some of our most frequently asked questions.

### **How long does the auction last?**

In short, the auction duration is bespoke to the seller's situation and the level of interest created whilst the property has been in the Pre-Auction Marketing stage (PAM). Properties can be live at auction from two days up to two weeks.

We would highly recommend that you register your interest with us, and view the property before the auction. Our Auction Specialists will then keep you informed if there are any changes in circumstances. For example, if the vendor decides to end an auction or accept a bid before the end of an auction. If we are unaware of your interest in a property it is difficult to communicate any changes in circumstance.

### **How do I place bids?**

Firstly, you will need to register with us and a link to do this can be found on the property detail pages of our website. Once you have completed the registration and have been approved, you will be sent an email confirming that you are registered to bid and able to place bids online.

We would recommend that you have viewed any properties in question and looked through the legal information supplied within the Buyer Information Pack for each property, ideally with your Solicitor, before bidding at the auction.

### **Can I place a bid at any point during the process?**

Bids, or offers, can be placed at any stage during an auction process. Even if the property is in "Pre-Auction Marketing" status, you would need to consider that the Buyer Information Pack has not been signed off and may be incomplete. By law, we must put any offer that is made forward to the seller. It is then up to the seller to decide if they want to consider the offer and take the property out of the auction early. In this situation, the Reservation Fee is still payable, and the Terms and Conditions of the auction still apply.

### **Is my bid binding?**

With the Secure Sale Service, the bid obliges you to pay a non-refundable Reservation Fee and sign a Reservation Agreement. It does not bind you to buy the property it reserves the rights to exclusively exchange contracts on the property at an agreed price within 56 days<sup>1</sup> of the draft contracts being received by your solicitors. If you withdraw from the sale, you will lose the Reservation Fee.

With the Traditional Method of Auction, once your bid has been accepted, or auction has been won, then you are required to exchange contracts and pay a 10% deposit alongside the Reservation Fee. Completion is generally expected within 28 days of exchange.

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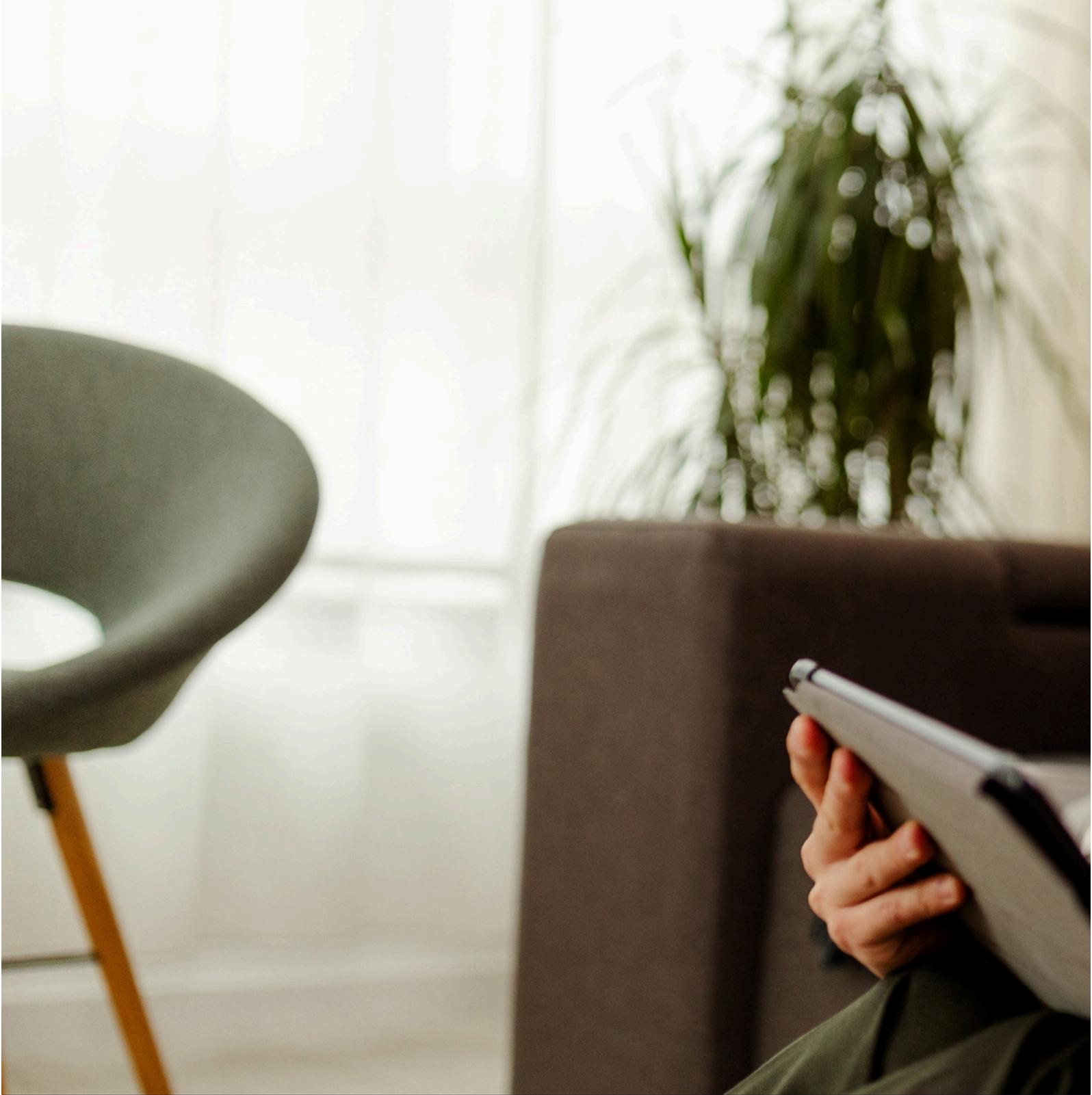
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