



**11 Rhosfa Road, Upper Brynamman, Ammanford, SA18 1DF**

**Offers in the region of £332,500**

We are delighted to present this stunning detached family home that offers a beautiful view of the Black Mountains and is located within walking distance of the entrance to Brecon Beacons National Park.

The house underwent a complete renovation by the current owners four years ago, including the installation of a new boiler and plumbing system, rewiring of all electrics, a bio-digestive septic tank, and replacement of all windows and doors.

The property boasts a spacious garden that wraps around the house, providing ample space for growing vegetables. Additionally, there is off-road parking for several vehicles and an outbuilding that has planning permission to be converted into a one-story extension.

## Ground Floor

Composite entrance door to

### Entrance Hall

with stairs to first floor, coat hooks, dado rail and tiled floor.

### Lounge

16'3" x 11'6" inc to 15'0" (4.97 x 3.51 inc to 4.58)

with multi fuel fire in stone surround, alcove with shelving, under stairs cupboard, tiled floor, beamed ceiling, 2 radiators, 2 wall lights and uPVC double glazed window to front.

### Office/Bedroom 4

10'7" x 8'8" (3.25 x 2.66)



with laminate floor, radiator and uPVC double glazed window to front.

## Bedroom 1

12'0" x 8'0" (3.67 x 2.44)



with hatch to roof space, radiator and uPVC double glazed window to front and side.

## Kitchen

11'7" x 14'11" (3.54 x 4.56)

with range of fitted base and wall units, plate rack, display cabinets, Belfast sink unit with monobloc tap, Belling 5 ring Range cooker, plumbing for automatic washing machine, log burner, part tiled walls, tiled floor, 2 radiators, vaulted ceiling with downlights and uPVC double glazed window either side and patio doors to side.

## Pantry

5'4" x 8'9" (1.65 x 2.69)

with tiled floor and uPVC double glazed window to side.

## First Floor

### Landing

with hatch to roof space with pull down ladder, radiator, laminate floor and uPVC double glazed window to front and rear.

## Bedroom 2

16'3" x 8'7" (4.96 x 2.64)



with radiator and uPVC double glazed window to front.

## Bedroom 3

8'4" x 9'0" (2.56 x 2.75)

with painted floorboards, radiator and uPVC double glazed window to front.

## Bathroom

7'6" x 8'11" (2.29 x 2.74)



with low level flush WC, pedestal wash hand basin, free standing roll top bath with shower attachment taps, part tiled walls, tiled floor, extractor fan, radiator and uPVC double glazed window to rear.

## Outside

with gravelled drive leading to off road parking for several cars, decking area with

pergola, flower beds with mature shrubs and trees, glass house, paved patio area, outside power sockets, tap and lights, free standing external oil boiler providing domestic hot water and central heating.

## Brick Outbuilding

This building has planning permission to be extended and converted into a granny annexe.

## Services

Mains electricity, water and private drainage (septic tank).

## Council Tax

Band D

## NOTE

All photographs are taken with a wide angle lens.

## Directions

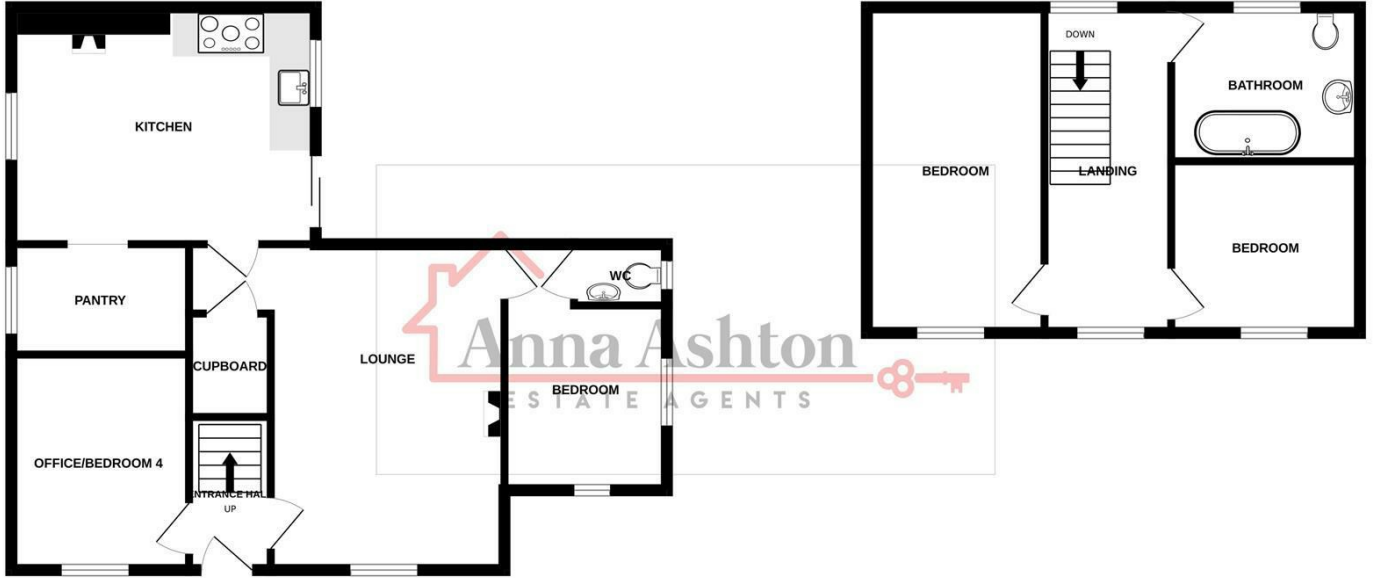
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for 5 miles to the village of Gwaun Cae Gurwen then turn left for Brynamman. Travel all the way through the village to the mini roundabout then turn right. Proceed for approximately 1 mile then turn left into Rhosfa Road. Follow this road past the first houses, the big house and number 12 then turn first left onto an unmade road and the property can be found on the left hand side.

## Tenure

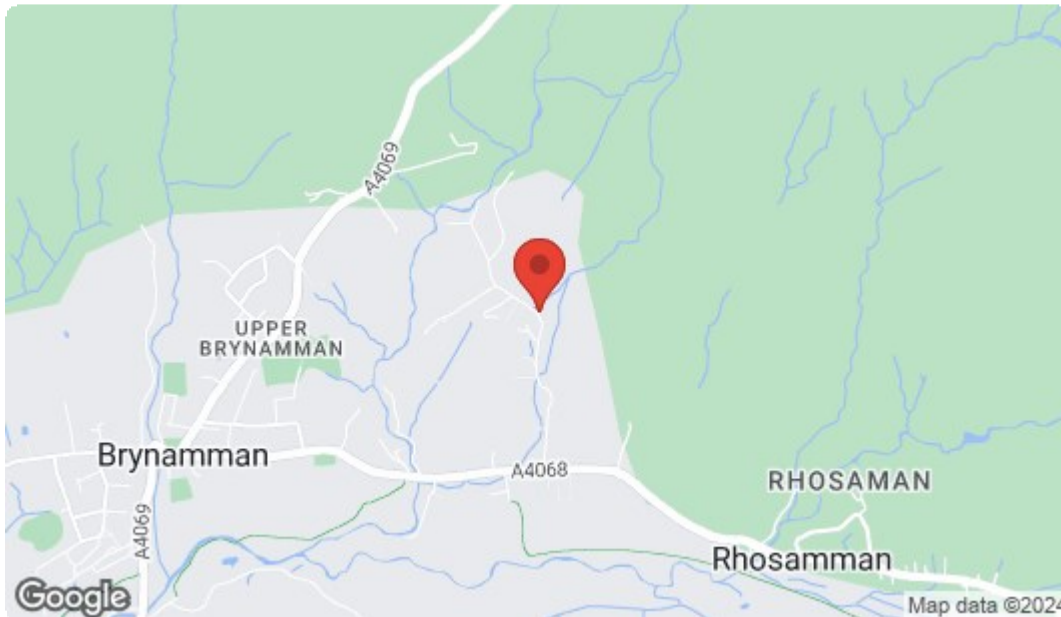
Freehold

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>76</b>
	<b>39</b>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Please note:

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