



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

**Offers in the region of £380,000**

We have pleasure in presenting this beautifully landscaped detached bungalow set on the outskirts of Upper Brynamman, a short distance from the village amenities including Primary School, Post Office and shop and cinema and 8 miles of Ammanford town centre. Accommodation comprises entrance vestibule, hallway, lounge, kitchen, utility room, cloakroom, conservatory, 4 bedrooms and bathroom. The property benefits from uPVC double glazing, oil central heating, car port and parking for at least 5 cars several useful outbuildings and superb views to rear. Viewing is highly recommended.

## Ground Floor

With double glazed entrance door into

### Vestibule

5'0" x 3'6" (1.54 x 1.07)

With coat hooks and shoe cupboard. Parquet floor.

### Entrance Hall

18'0" x 5'8" (5.49 x 1.73)



With 2 radiators, textured and covered ceiling, parquet floor and hatch to roof space.

### Lounge

19'2" x 13'6" (5.85 x 4.13)



With feature stone fireplace and multi fuel fire, textured and covered ceiling, radiator, uPVC double glazed window to side and patio doors to the conservatory.

## Kitchen

10'11" x 14'7" (3.34 x 4.46)



With a range of base and wall units, stainless steel one and half bowl sink unit with mixer taps, 4 ring induction hob with extractor over and built in double oven under, part tiled walls, textured and covered ceiling and uPVC double glazed window to the rear. Door to conservatory. Opening to

### Utility

4'11" x 5'0" (1.5 x 1.53)



With units, plumbing for automatic washing machine, tiled floor, radiator, textured and covered ceiling.

### Cloakroom

4'10" x 4'1" (1.49 x 1.26)

With low level flush W/C, stainless steel single drainer sink unit, part tiled walls, tiled

floor, textured and covered ceiling and uPVC double glazed window to the side.

### Conservatory

10'2" x 18'4" (3.12 x 5.61)



With tiled floor, uPVC double glazed windows, French door to rear and doors each side. Polycarbonate roof.

### Bedroom 1

8'8" x 16'7" (2.65 x 5.08)



with radiator, built in wardrobes, textured and covered ceiling uPVC double glazed window to the side.

### Bedroom 2

9'2" x 12'1" (2.81 x 3.7)



With radiator, textured and covered ceiling and uPVC double glazed window to the front.

### Bedroom 3

9'10" x 13'6" (3 x 4.13)



With radiator, textured and covered ceiling and uPVC double glazed window to the front.

## Bedroom 4 / Study

9'2" x 11'1" (2.8 x 3.4)



With radiator, textured and covered ceiling and uPVC double glazed window to side.

## Bathroom

9'7" x 11'8" (2.94 x 3.57)



With low level flush, pedestal wash hand basin, mirror fronted cupboards, panelled bath with shower attachment taps, corner shower enclosure and mains shower, part tiled walls, heated towel rail, textured and covered ceiling and uPVC double glazed window to the side.

## Outside



The property is approached via a gated access to tarmac drive and parking area. Store (7.09 x 2.52) with up and over door.

Beautifully landscaped and well stocked gardens with mature trees and shrubs. External oil boiler providing domestic hot water and central heating. Woodstore/workshop (2.4 x 3.24). Workshop (4.84 x 4.43 max). Shed (4.02 x 2.71). Paved patio, lawned gardens, decking areas with water feature, outside tap and light.

## Car Port



## Services

With mains water and electricity, private drainage (septic tank) and oil central heating. With solar panels that are owned by current vendor.

## Council Tax

Band E.

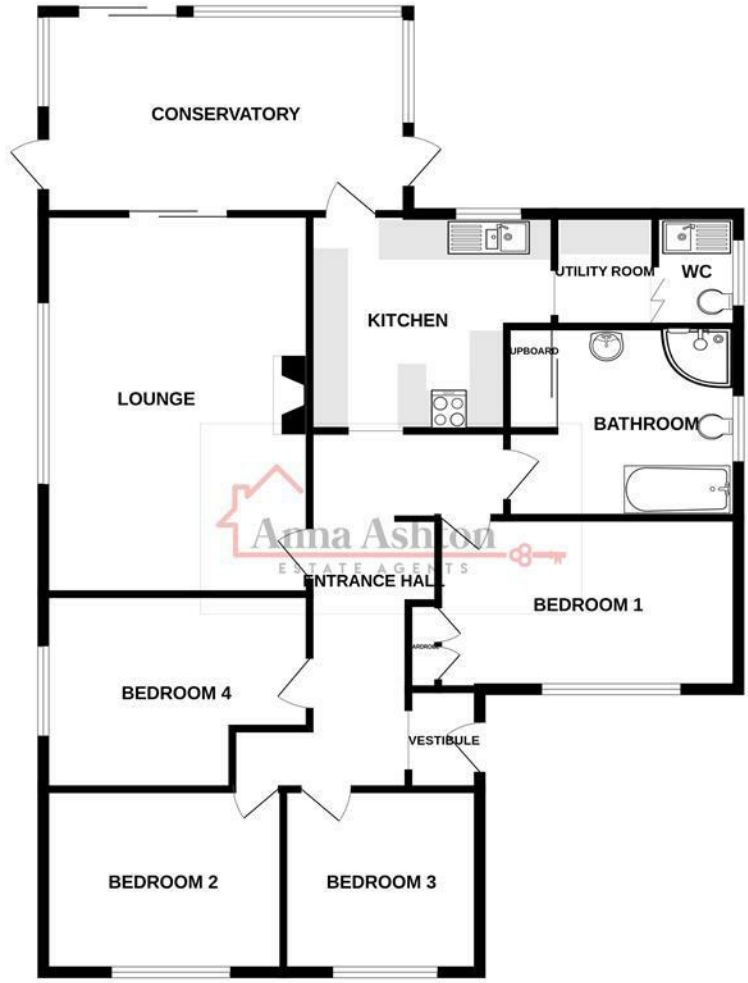
## Note

All photos 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 then turn left onto an unmade road and the property can be found at the bottom.

GROUND 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) A			
(81-91) B			80
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.