



16 Rhosfa Road, Upper Brynamman, Ammanford, SA18 1DF

Offers in the region of £325,000

Nestled on Rhosfa Road in the charming village of Upper Brynamman, this delightful detached house offers a perfect blend of comfort and tranquillity. With far-reaching views that stretch across the picturesque landscape, this property is an ideal retreat for those seeking a peaceful lifestyle.

The house boasts two reception rooms, providing ample space for relaxation and entertaining guests. The well-appointed kitchen is designed for both functionality and style. With three generously sized bedrooms, there is plenty of room for family or guests, ensuring everyone has their own private space.

One of the standout features of this home is the charming summer house, perfect for enjoying the warmer months or as a quiet space for hobbies and relaxation. The surrounding area is notably quiet, allowing for a serene living experience while still being within reach of local amenities.

This detached house on Rhosfa Road is not just a home; it is a lifestyle choice, offering comfort, space, and stunning views in a peaceful setting. Whether you are looking to settle down or seeking a weekend getaway, this property is sure to impress.

Ground Floor

uPVC double glazed entrance door to

Utility

7'2" x 7'1" (2.20 x 2.16)

with range of fitted base units, plumbing for automatic washing machine, space for tumble dryer, plumbing for automatic dishwasher, tiled floor and uPVC double glazed window to side and rear and door to rear.

Kitchen

18'9" red to 14'3" x 13'9" red to 3'7" (5.74 red to 4.36 x 4.21 red to 1.10)



with range of fitted base units, single drainer sink unit with mixer taps, 4 ring induction hob with oven under, part tiled walls, tiled floor, radiator, electric underfloor heating, downlights and uPVC double glazed window to front, side and rear and door to rear leading to a gravelled rear patio area.

Dining Room

11'2" x 9'2" (3.42 x 2.80)



with built in cupboard, under stairs cupboard, wood floor and radiator.

Lounge

13'4" x 9'6" (4.08 x 2.92)



with log burner, wood floor, radiator and uPVC double glazed window to side and French doors to rear.

Bathroom

5'1" x 12'4" (1.57 x 3.78)



with low level flush WC, pedestal wash hand basin, corner bath with electric shower over, radiator, heated towel rail, part tiled walls, tiled floor, extractor fan and uPVC double glazed window to front.

First Floor

Landing

with hatch to roof space, storage cupboard with emersion tank for hot water and uPVC double glazed window to side.

Bedroom 1

9'10" max x 13'11" inc to 19'1" (3.01 max x 4.26 inc to 5.83)



with built in cupboard, radiator and uPVC double glazed window to front and side. Opening to

En Suite

4'2" x 13'9" (1.28 x 4.20)



with low level flush WC, 2 vanity wash hand basin, corner jacuzzi bath with electric shower over, part tiled walls, extractor fan, downlights and uPVC double glazed window to rear.

Bedroom 2

10'11" max x 10'9" max (3.35 max x 3.29 max)



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

Bedroom 3

11'7" x 9'3" (3.55 x 2.82)



with radiator and uPVC double glazed window to side.

En Suite WC

3'0" x 3'8" (0.93 x 1.12)



with low level flush WC, pedestal wash hand basin, part tiled walls and extractor fan.

Outside



with gated access to decorative stone and paved pathway to front, mature shrubs and trees, gated access to side garden with lawned area, mature shrubs and trees, patio area, far reaching views, pizza oven, hot tub area and fire pit.

Shed - 4.46 x 2.30 - with power and light connected and 2 windows and door to side.

Workshop - 3.51 x 3.26 - with power and light connected and window to side and door to side

Summer House

7'5" x 14'6" (2.28 x 4.43)



with power and light connected, electric sauna and uPVC double glazed French doors to front.

Services

Mains electricity and water. Private drainage (independent bio-treatment unit)

Council Tax

Band D

NOTE

All internal photographs are taken with a wide angle lens. 12 owned solar panels.

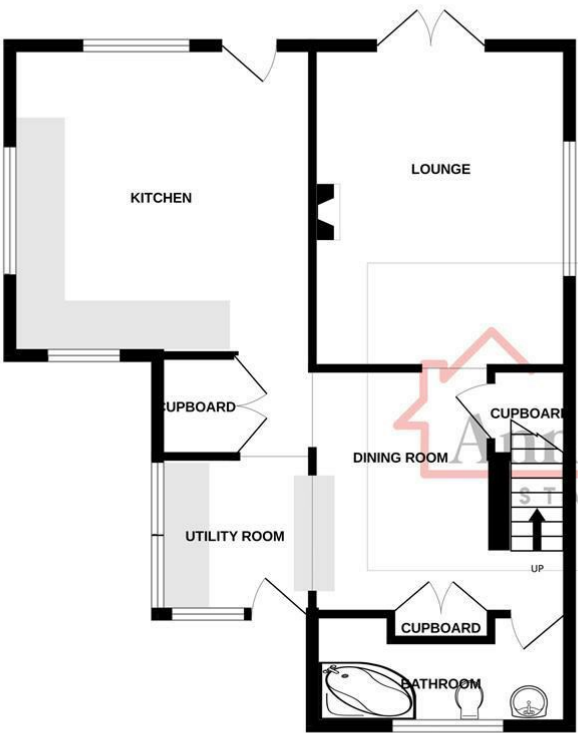
Directions

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 on the left hand side, identified by our For Sale board.

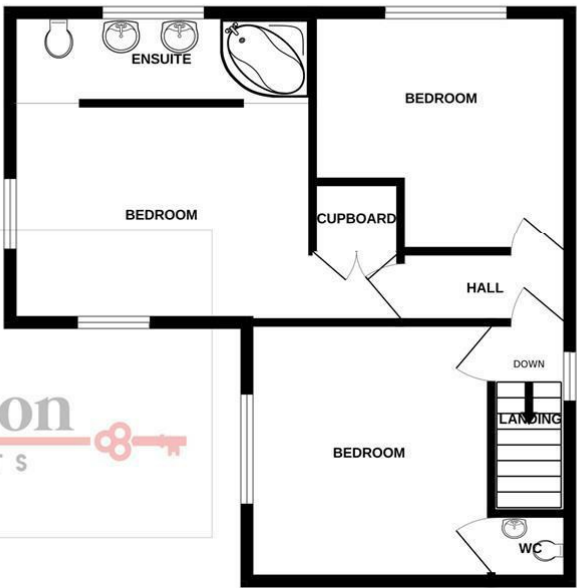
Agents Note

Extension overseen by building regulations but not signed off.

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) A		85
(81-91) B		
(69-80) C	72	
(55-68) D		
(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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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