



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

£329,950 For Sale

Property Features

- Beautifully presented 3 bedroom detached family home
- Recently modernised / updated throughout
- Edge of Brecon Beacons National Park and Black Mountains
- Garage with planning consent for extension and conversion into an annex
- Landscaped grounds with vegetable garden, flower beds and patio areas

Property Summary

A delightfully situated detached 3/4-bedroom family home having been tastefully renovated and modernised in recent years by the current owners, whilst retaining the original character features, on the edge of the Brecon Beacons National Park, with commanding views of the Black Mountains.



Full Details

Overview

11 Rhosfa is a delightfully situated detached 3/4-bedroom property having been tastefully renovated and modernised in recent years by the current owners, whilst retaining the original character features, on the edge of the Brecon Beacons National Park, with commanding views of the Black Mountains.

The farmhouse has benefitted from new uPVC windows and doors throughout, new boiler and central heating system, re-wiring and upgrading the bio-digester septic tank, in addition to a new kitchen and family bathroom.

Externally, the property benefits from driveway parking for multiple cars, and a detached garage with planning consent for extension and conversion into a self-contained annex, whilst benefits from a south facing wrap around landscaped garden with flower beds, vegetable gardens, greenhouse, patio / seating areas.

The property is walking distance from the National Park and set in a quiet semi-rural setting on the outskirts of the village of Upper Brynamman, being home to a wide range of amenities, whilst being in 8-miles equal distance to the towns of Ammanford and Pontardawe, providing a comprehensive range of services.

Accommodation

Ground Floor

Entrance Hall

Door to front and stairs to first floor.

Office / Bedroom 4

2.66m x 3.26m (8' 9" x 10' 8")

Window to front and laminate flooring.

Living Room

4.95m x 3.48m (16' 3" x 11' 5")

Multi fuel burner with stone surrounds, quarry tiled flooring, window to front and under stairs cupboard.



Kitchen - Diner

3.85m x 4.55m (12' 8" x 14' 11")

A useful range of base and wall units with counter tops, to include a Belling 5 ring Range Cooker, plumbing for washing machine, Belfast sink, log burning stove, tiled flooring and window to side and sliding patio doors to side.

Pantry

1.64m x 2.68m (5' 5" x 8' 10")

Shelving units with tiled floor and window to side.

Bedroom 1

2.64m x 2.43m (8' 8" x 8' 0")

Tiled flooring, window to front and rear and attic hatch.



Cloakroom

0.95m x 10.40m (3' 1" x 34' 1")

WC. Wash hand basin. Tiled flooring and window to side.

First Floor

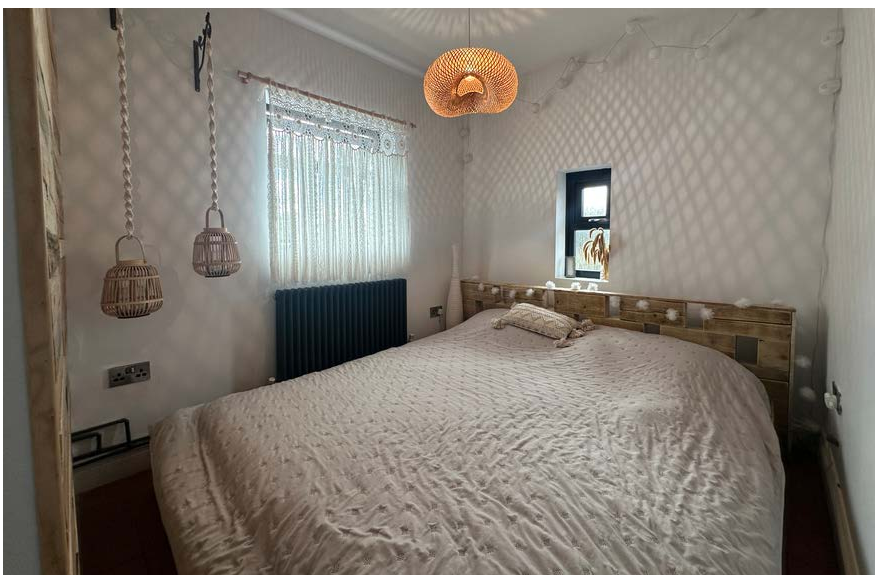
Landing

Attic hatch with pull-down ladder access, laminate flooring, window to the front and rear.

Family Bathroom

2.29m x 2.72m (7' 6" x 8' 11")

WC, pedestal wash hand basin, free standing roll top bath with shower taps, extractor fan, tiled flooring and window to rear.



Bedroom 2

2.56m x 2.74m (8' 5" x 9' 0")

Painted original floorboards with window to front.

Bedroom 3

5.01m x 2.65m (16' 5" x 8' 8")

Carpet flooring and window to front.



Grounds & Gardens

A sweeping gravel lane leads to a timber gate and stone walled entrance leading into an enclosed driveway with parking for multiple vehicles and access to the detached garage/outbuilding. The gardens have recently been landscaped with raised flower beds with shrubs, flowers and trees, along with a vegetable garden and greenhouse, intersected by a number of paths, along with a seating area and pergola.

Outbuilding

Built of a brick / stone construction under a pitched slate roof, the building benefits from granted planning consent for conversion and extension of an outbuilding into a 1-bedroom annex linking to the farmhouse. Please see Planning section below for full information.



Further Information

Tenure

We understand that the property is held freehold with vacant possession upon completion.

Energy Performance Certificate

Services

We understand the property benefits from mains electricity, mains water and a new private drainage system. Heating is via an oil fired central heating system.

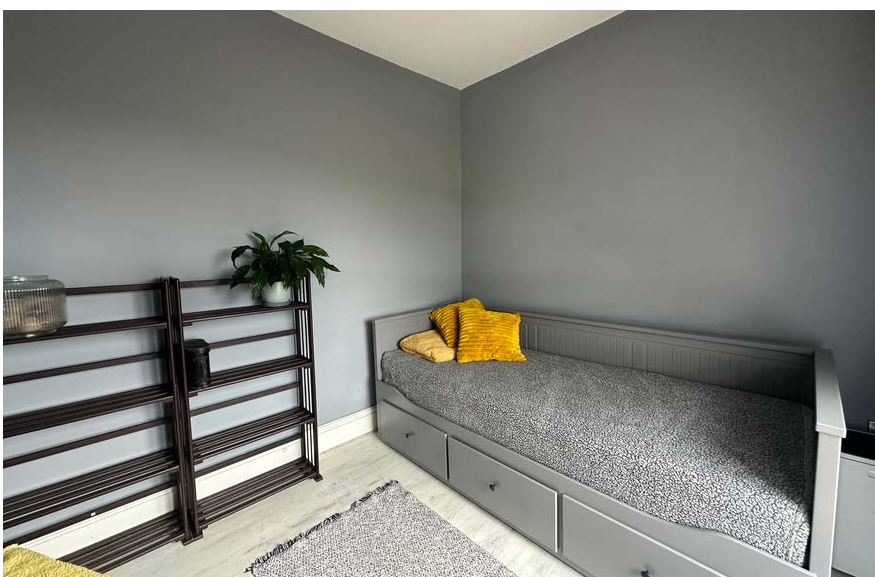
Rights of Way, Easements and Wayleaves

The property is sold subject to and with the benefit of all right of way, easements and wayleaves (if any).

We understand that the property benefits from shared access with two adjoining properties from the unclassified adopted highway.

Council Tax Band

Council Tax Band D for Carmarthenshire County Council - circa £2,048.03 for 2024/2025.





Planning

Any Planning related enquiries to Carmarthenshire County Council Planning Department.

The property benefits from granted planning consent for conversion and extension of an outbuilding into a 1-bedroom annex linking to the farmhouse under planning application reference number PL/01514.

Plans

A copy of the plan is attached for identification purposes only. The purchasers shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul a sale or entitle any party compensation in respect thereof.

Method of Sale

The property is offered For Sale by Private Treaty.

Local Authority


Carmarthenshire County Council, District Offices, 3 Spilman Street, Carmarthen SA31 1LE.
Tel: 01267 234567

Viewing

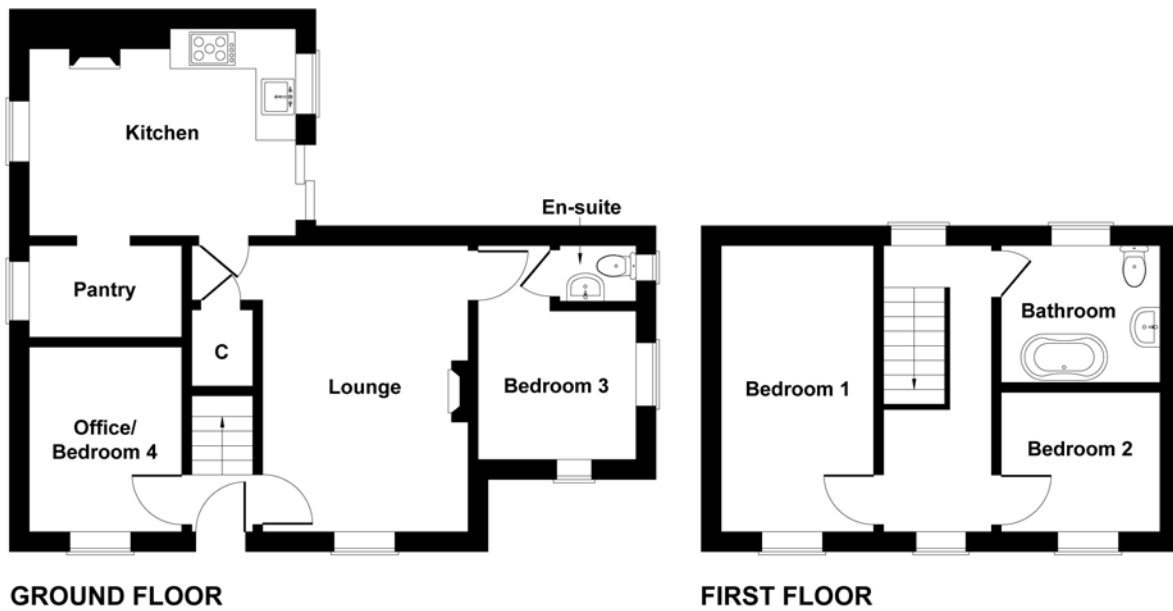
Strict by appointment with the Vendors Sole Agents Rees Richards & Partners.

Please contact Carmarthen Office for further information:

Tel: 01267 612021 or email property@reesrichards.co.uk

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E		
(21-38)	F	39	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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



Not to Scale. Produced by The Plan Portal 2024
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