



17 Rhodfa Brynrhos, Glanamman, Ammanford, SA18 1JF

Offers in the region of £125,000

- Semi detached house
- 2 reception rooms
- Part double glazing
- Front and rear gardens
- 2 bedrooms
- Gas central heating
- Off road parking

Ground Floor

Hardwood entrance door to

Entrance Hall

with radiator, dado rail and textured and coved ceiling.

Kitchen

7'5" x 6'10" (2.27 x 2.10)



with range of fitted base and wall units, stainless steel sink unit with mixer taps, 4 ring gas hob with extractor over and oven under, plumbing for automatic washing machine, part tiled walls, tiled floor, radiator, wall mounted boiler providing domestic hot water and central heating, textured ceiling and double glazed window to front.

Dining Room

10'7" x 7'9" (3.24 x 2.37)



with laminate floor, radiator, textured and

coved ceiling and double glazed window to front.

Lounge

10'2" x 11'11" (3.10 x 3.64)



with feature fireplace, stairs to first floor, under stairs cupboard, radiator, textured and coved ceiling and double glazed patio doors to rear.

First Floor

Landing

with hatch to roof space, textured ceiling and uPVC double glazed window to side.

Bedroom 1

10'2" x 12'0" (3.12 x 3.66)



with radiator, textured and coved ceiling and uPVC double glazed window to rear.

Bedroom 2

10'10" x 7'10" (3.31 x 2.39)



with radiator, textured ceiling and double glazed window to front.

Bathroom

7'7" x 6'11" (2.32 x 2.11)



with low level flush WC, pedestal wash hand basin, built in cupboard, panelled bath with shower attachment taps, tiled walls, shaver point, radiator, textured ceiling and double glazed window to front.

Outside



with lawned garden and off road parking to front, side access to rear garden with paved patio, gravelled area and store shed.

Material Information

UTILITES:

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

Broad Band Speed: Download: 1800mbps

Upload: 220mbps

Mobile coverage: Vodafone: 80% 3: 77%

EE: 74% 02: 62%

ISSUES WITH POTENTIAL IMPACT:

Flood Risk: Very low risk in all aspects

Rights and Easements: NONE

Restrictions: NONE

NOTE

All internal photographs are taken with a wide angle lens.

Council Tax

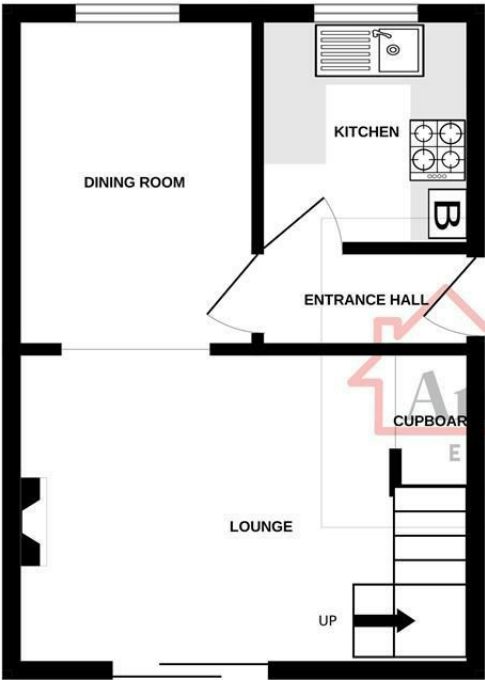
Band

Directions

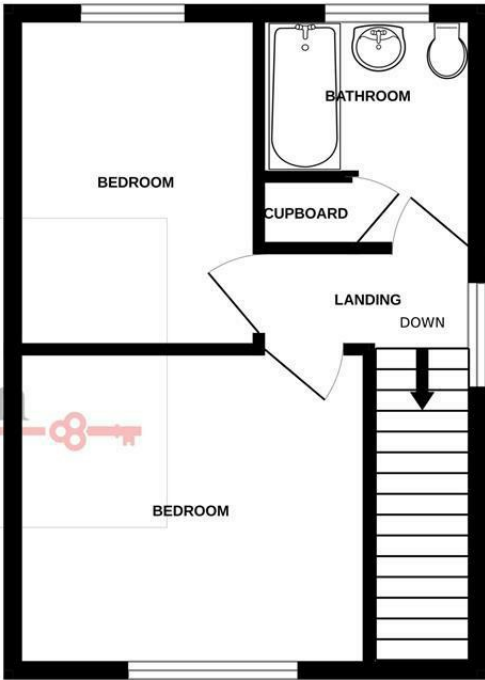
Leave Ammanford on High Street and at the junction turn left onto Pontamman Road. Travel for almost 3 miles into the village of Glanaman then turn right into Grenig Road.

Turn first left into Bro Ryan then left again into Rhodfa Brynrhos and continue left and the property can be found on the left hand side, identified by our For Sale board.

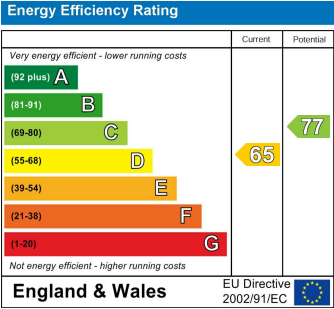
GROUND FLOOR



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