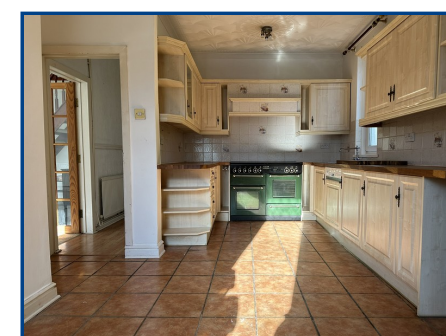
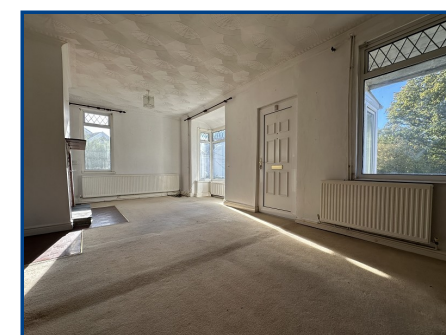




For illustrative purposes only. Not to scale; measurements and layouts are approximate. Buyers should verify all details independently.
Plan produced using PlanUp.

Neath Road Ystradgynlais Powys.

Price **£250,000**

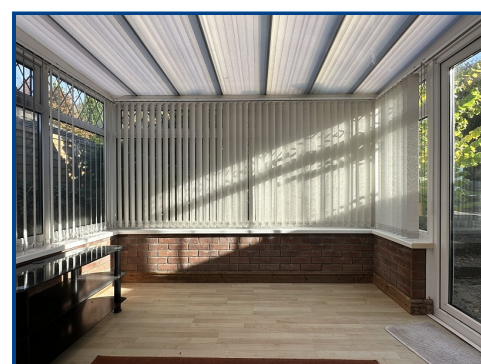
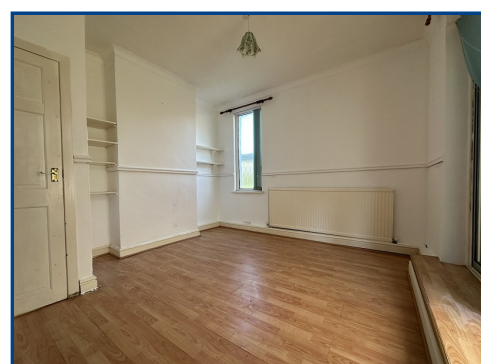


- Charming detached bungalow dating back to the 1930s–40s.
- Versatile layout offering flexible living options.
- Spacious kitchen with excellent modernisation potential.
- Scope to extend or reconfigure (subject to consent).
- Ample off-road parking for multiple vehicles.
- Generous rear garden with great potential.
- Ideal for single-level or family living.
- Conveniently located near Ystradgynlais town centre with good road links.

General Description

Gerddi, Neath Road – Detached Bungalow
Gerddi is a charming 1930s–40s detached bungalow offering versatile accommodation and huge potential. The property features three bedrooms, including one in the loft space (signed off around 28 years ago), two ground-floor shower rooms, a large kitchen with great potential, and a bright sunroom. While some areas require modernisation, it's ideal for those seeking single-level living or a family looking to extend. Externally, there's ample parking for multiple vehicles and a good-sized rear garden. Conveniently located near Ystradgynlais town with easy access to local amenities and excellent road links to Swansea, Neath, and the M4.

EPC Rating: F34



Viewing: **01639 844 426**

Website: **www.ctf-uk.com**

Email: **ystradgynlais@ctf-uk.com**

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Professional Services

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Tel: **01639 844 426**

Email: **ystradgynlais@ctf-uk.com**

Web: **www.ctf-uk.com**

Property Description

Gerddi, Neath Road — Detached Bungalow with Versatile Potential
Located along Neath Road, just a short distance from Ystradgynlais town centre, Gerddi is a charming detached bungalow dating back to the 1930s–40s. Over the years, the property has been thoughtfully altered to create a spacious and adaptable home that offers a wealth of potential for a variety of buyers.
The accommodation currently comprises three bedrooms, including one located in the converted loft space, which was signed off approximately 28 years ago. As a bungalow, the layout is versatile and could easily suit those seeking single-level living or families looking for flexible space.
The kitchen is a generous size and provides an excellent opportunity for modernisation or reconfiguration to create a stylish open-plan

area. The property also benefits from two shower rooms on the ground floor and a bright sunroom, perfect for relaxing and enjoying views of the garden.
While the property would benefit from some updating, it offers tremendous scope to enhance and extend (subject to planning consent), making it an ideal purchase for those looking to put their own stamp on a home.
Outside, Gerddi offers ample off-road parking for multiple vehicles and a good-sized rear garden, which, with some care and attention, could be transformed into a wonderful outdoor space.
Conveniently located near Ystradgynlais town, the property enjoys easy access to a range of local amenities, schools, and shops, along with excellent road links to Swansea, Neath, and the M4 corridor — making it perfectly

situated for both commuting and countryside living.

Porch (4' 1" x 8' 0") or (1.25m x 2.43m)

Living/Dining Room (11' 5" x 24' 3") or (3.48m x 7.38m)

Hallway (2' 9" x 15' 1") or (0.85m x 4.61m)

Kitchen (18' 11" x 11' 11") or (5.77m x 3.64m)

Rear Hall (5' 10" x 10' 0") or (1.77m x 3.06m)

Shower Room (5' 5" x 11' 3") or (1.64m x 3.44m)

Shower Room 2. (8' 8" x 4' 11") or (2.63m x 1.49m)

Bedroom 1 (11' 4" x 12' 0") or (3.45m x 3.65m)

Bedroom 2 (12' 0" x 12' 0") or (3.65m x 3.66m)

Sun Room (10' 3" x 8' 7") or (3.12m x 2.62m)

Bedroom 3 (21' 2" x 14' 9") or (6.44m x 4.49m)

Services
Mains electricity, mains water, mains drainage

Tenure
Freehold

Council Tax
E

