



## 1, Bryn y Groes Cottages Ystradgynlais, Swansea, SA9 1LE

**Offers In The Region Of £299,950**

Charming 18th Century Stone Cottage – Circa 1789. Nestled in a desirable location within easy walking distance of the vibrant village of Ystradgynlais, this beautiful and unique 18th-century stone cottage offers an exceptional blend of historic character and modern comfort. Believed to date back to approximately 1789, the property retains many of its original features, including a stunning stone inglenook fireplace, wooden flooring, and traditional cottage-style doors and staircase, creating a warm and inviting atmosphere throughout. The accommodation is thoughtfully arranged over two floors. To the ground floor, the property comprises a welcoming lounge, a separate study, a cloakroom with W.C, and a spacious open-plan kitchen and dining area, ideal for both everyday living and entertaining. The first floor offers three well-proportioned bedrooms, all benefiting from beautiful vaulted ceilings, along with a family bathroom. Externally, the property provides ample off-road parking for up to four vehicles and includes a garage base, offering potential for further development subject to the necessary permissions. Currently operated as a highly successful holiday let, the cottage presents an excellent business opportunity for prospective buyers looking to continue this venture. Equally, the property would make a delightful and characterful family home. Conveniently located close to local amenities, schools, and countryside walks, this truly charming property offers a rare opportunity to acquire a piece of local history in a sought-after village setting.

## Main Dwelling



Enter through composite door into:

**Open-plan lounge 20'04 x 13'09 (6.20m x 4.19m)**



A characterful lounge featuring Oak flooring, a log burner set within an attractive stone surround, complemented by oak flooring and exposed original beams. The room benefits from flagstone window sills, two front-facing windows allowing plenty of natural light, and two radiators. A staircase provides access to the first floor.



## Open-plan lounge



### Inglenook fireplace



### Log burner



### Kitchen/dining room



A beautifully appointed oak fitted kitchen, immaculately presented and finished to a high

standard, complemented by elegant flagstone flooring and window sills.. The space is enhanced by coordinating work surfaces and an abundance of natural light from two front-facing windows, a side window, and patio doors opening directly onto the side garden, creating a seamless indoor–outdoor flow. The kitchen is superbly equipped with an integrated fridge/freezer and dishwasher, a double Cook Master oven, gas hob with extractor over, and a white marble sink and drainer with mixer tap, combining contemporary convenience with timeless character.

**Cloakroom 7'01 x 2'99 (2.16m x 0.61m)**

With tiled flooring, part tiled walls, low level wc, pedestal wash hand basin, radiator and window to rear.

**Utility Room 10'05 x 5'08 (3.18m x 1.73m)**

With tiled flooring, wall mounted combination boiler, window to rear and radiator.

**Landing 26'8 x 3'00 (8.13m x 0.91m)**



With original beams and storage cupboard.

**Bedroom one 10'4 x 13'2 (3.15m x 4.01m)**



An immaculate double bedroom featuring vaulted ceilings with exposed original beams, creating a bright and spacious feel. The room benefits from two front-facing windows allowing ample natural light, along with a radiator for comfort.



**Bedroom one**

### Bedroom two 9'6 x 11'8 (2.90m x 3.56m)



A well-presented double bedroom featuring a striking stone feature wall and vaulted ceilings with exposed original beams, adding character and charm. The room benefits from a radiator and two front-facing windows providing plenty of natural light.

### Bedroom two



### Bedroom three 9'3 x 10'3 (2.82m x 3.12m)



A charming double bedroom featuring a stone feature wall and vaulted ceiling with exposed original beams, creating a characterful feel. The room also benefits from a radiator for added comfort.

### Bedroom three



### Bathroom 10'3 x 9'1 (3.12m x 2.77m)



An immaculately presented bathroom fitted with a modern three-piece suite comprising a panelled bath with shower over, low-level WC, and pedestal wash hand basin. The room also benefits from a heated towel rail, fully tiled walls, and laminate flooring, creating a sleek and practical finish.

### Bathroom



### Bathroom



### House signage

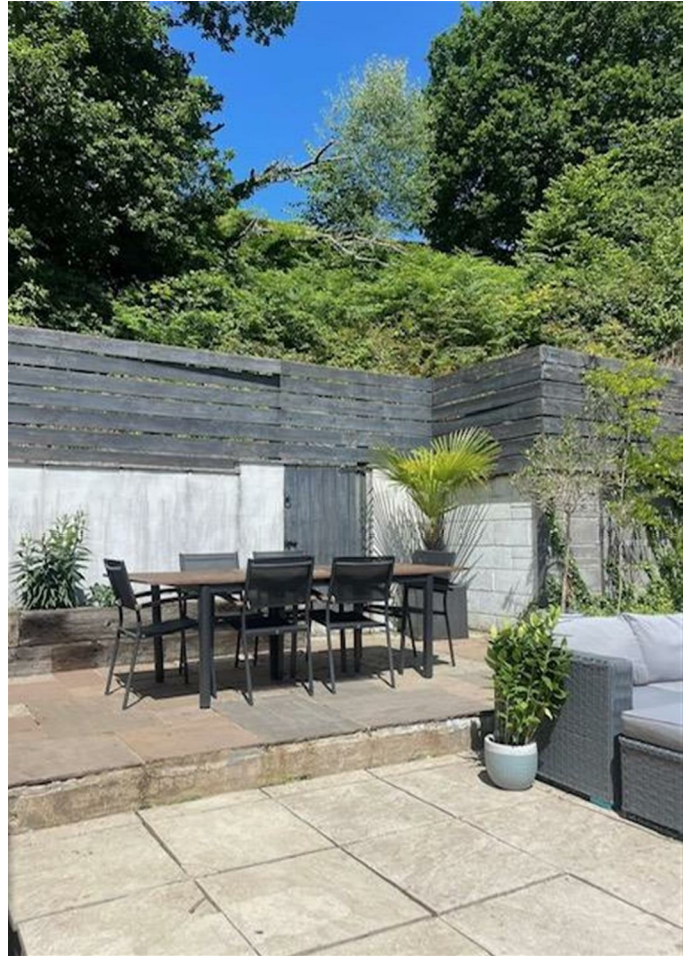


Rear garden



An attractive and fully enclosed side garden offering a wonderful sense of privacy and outdoor enjoyment. The space benefits from a practical storage shed and is thoughtfully arranged with a step leading up to two distinct patio areas, creating an ideal setting for al fresco dining, entertaining, or simply relaxing in a peaceful environment. A charming and versatile outdoor retreat designed for both convenience and lifestyle.

Rear garden



Rear garden



### Rear garden



### Parking



### Entrance gates

### 1 Bryn main



### Drone

#### Services

Conservation Area: No

Flood Risk

River : Very low

Seas : Very low

Floor Area

1,151 ft 2 / 107 m 2

Plot size

0.10 acres

Mobile coverage

EE

Vodafone

Three

O2

Broadband

Basic

5 Mbps

Superfast

61 Mbps

Satellite / Fibre TV Availability

BT

Sky

#### Council tax

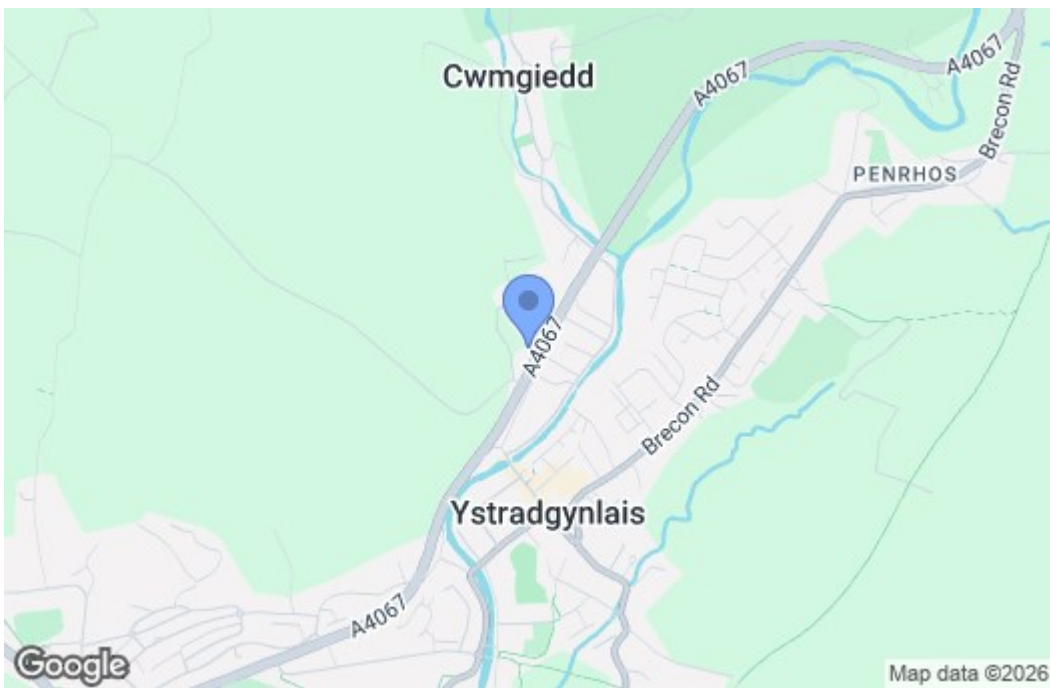
Local Authority: Powys

Council Tax Band: A

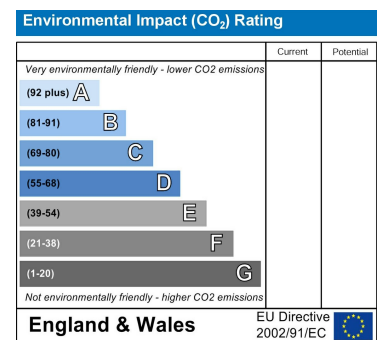
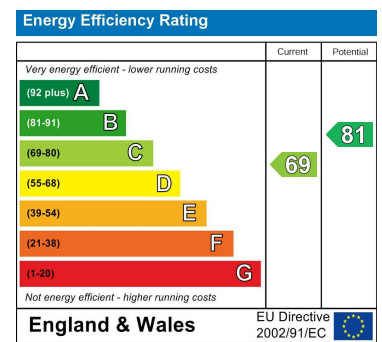
Annual price: £1,490

## Floor Plan

## Area Map



## Energy Efficiency Graph



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