

**ESTAS**  
★★★★★

**BEST IN POSTCODE  
WINNER 2025**

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**Ysgol House Pantyffynnon Road, Ystradgynlais, Swansea, Powys, SA9 1EU**

**£1,000,000**



**PETER MORGAN**

## **Main Features**

- Unique & Impressive Detached Property
- A Former School Offering Substantial Potential
- Perfect For Versatile Accommodation Or Even AirBnb Purposes
- Ample Off Road Parking
- Dedicated Games Room
- EPC - B/ Freehold
- Fantastic Village Location
- Underfloor Heating, Gas Central Heating & Multiple Entrances
- Six Bedrooms.
- Need A Mortgage? We Can Help!

## **General Information**

A Unique and Impressive Detached Home with Exceptional Potential.

Once serving as a former school, this remarkable detached property offers a rare opportunity to own a truly distinctive home. Bursting with character and architectural charm, the building has been thoughtfully converted to create an expansive and versatile living space—perfect for large families, multi-generational living, or those seeking a second income through Airbnb or holiday letting.

Internally, the home boasts exceptionally large rooms throughout, including several bedrooms with mezzanine levels, adding both drama and practicality to the living space. The Great Hall is a true showstopper—an awe-inspiring room with soaring ceilings, ideal for entertaining, family gatherings, or even events. The master bedroom echoes the grandeur of the property, with impressive proportions and high ceilings creating a tranquil retreat. Adding even more lifestyle appeal is a dedicated games room, ideal for family fun, hosting guests, or transforming into a cinema or creative space.

The property also benefits from underfloor heating, off-road parking, and a layout that offers enormous flexibility. With multiple entrances and expansive internal zones, the house naturally lends itself to multi-family occupancy or Airbnb hosting, making it not only a stunning residence but also a savvy investment.

Ystradgynlais is an affluent town offering a charming village atmosphere while benefiting from modern conveniences such as superstores, independent shops, and a full range of amenities—all set on the edge of the stunning Brecon Beacons National Park.

The town features a theatre/cinema, hospital, and leisure centre, all within walking distance. Just minutes from the property lies the vibrant town centre, where you'll find a selection of eateries, bars, restaurants, a butcher, newsagent, solicitors, hairdressers, and fashion boutiques.

Within 20 miles, residents have access to three major hospitals in Swansea and Neath, plus a private hospital in the SA1 district. Direct train services from Neath and Swansea connect to London Paddington, making the area ideal for commuters or those who travel frequently.

## **GROUND FLOOR**

### **Entrance Lobby**

Analogue push button code entry, wide central lobby, low entry door suitable for wheelchair access, fire Alarm, internet connected burglar alarm, Karndean LVT flooring, original panelling, loft Hatch to extensive ceiling storage (not the loft), access to main loft space and triple glazed dome skylight.

Doors to;

### **South Wing Cloakroom**

Comprising of a low level WC and cold water only wash hand basin (plumbing in place for hot water), part panel effect and smooth paint finish walls, Karndean LVT flooring, water stop cock and window to front aspect with electric blind.

### **South Wing Bedroom**

Carpeted flooring, radiator, phase 3 fuse board for main property and window to front aspect with electric blind.

### **South Wing Games Room**

Suspended Lighting tray, radiators, Karndean flooring, timber clad walls and double glazed windows.

### **South Wing Studio/Living**

Open mezzanine with ballustrade, sink and fitted unit, hand wash hot water heater, double glazed windows with fitted blinds, part panelled and smooth finish walls, herringbone pitch pine wooden flooring.

### **Great Hall**

An impressive lounge having four recessed Coffered Ceilings with bright white to warm white & colour changing LED lighting, hidden recessed corded curtain tracks, four built in cupboard spaces with panelled doors, building internet router point providing seamless wifi inside and even externally, floor socket, feature fireplace currently faux however constructed suitably for a real fire, Quinetic lighting with push button dimmer in the kitchen lobby and French doors to access outside.

Please note the floor has been levelled and primed ready for flooring of choice.

### **Hallway**

Doors to;

### **Cloakroom**

Comprising of a low level WC and wash hand basin. Window with fitted roman blind, fuse board, under floor heating controls and manifold, 'Glow worm' combi boiler serving hot water and gas central heating.

### **Kitchen**

Feature recessed ceiling with multiple position click in mains lighting track. Gas, Electric and plumbing can be located in an island or wall configuration.

### **Kitchen Pantry**

Fitted wall cupboards, and built in shelving with PIR led lighting, radiator and roman blind.

### **North Wing Corridor**

Access hatch to ceiling storage space, panelled and lighting track with adjustable position track lights, access to main loft, floor to ceiling part glazed built in storage cupboards, French doors to outside, LVT flooring throughout and secret door.

Doors to;

### **North Wing Bedroom Two**

Enclosed dressing room & understairs storage, dual windows with mains powered electric blinds, floor to ceiling curtains, colour changing LED strip lights under mezzanine hand rail, two drop pendant ceiling lights and stairs to carpeted mezzanine.

### **North Wing Bedroom Three**

Dual windows with made to measure curtains and blinds, LVT and direct access to Jack and Jill style bathroom.

### **North Wing Bathroom Three**

Jack and Jill Style bathroom accessible to bedroom three and the north wing corridor. Comprising of a built in shower enclosure with sliding door and remote shower controller and pump, vanity unit with a low level WC, wash hand basin, laundry basket and storage. Frosted window, heated towel rail, water isolation tap and tiled flooring.

### **North Wing Reception Room**

Dual window with made to measure recessed Roman Blinds and Curtain Pole/ Curtains, built in cabinets, dedicated space for a large TV, panelling, multi Fuel back boiler fire with in-built oven, secret door to loft stairs and boarded loft. Loft access includes CCTV equipment, fuse board, under floor heating manifold and built in storage.

### **North Wing Master Dressing Room**

Direct access from the master bedroom PLUS secret door to North Wing Corridor, full floor to ceiling fitted wardrobes, LED colour lighting, glass chandelier, LVT flooring and Dual windows with floor to ceiling corded curtains and voiles.

### **North Wing Master Bedroom**

Dual windows with full length corded curtains and voiles, faux fireplace, LVT flooring, switchable lamp sockets, two areas for wall mounted tv equipment with suitable high plug sockets.

### **North Wing Utility**

Appointed with a shaker style wall and base units with large deep 'Belfast' style sink with traditional swivel mixer tap and a second flexible pot wash tap. Plumbing and space for washing machine and tumble dryer. Baxi platinum 40KW gas combi boiler, UFH Manifold. 300Ltr Thermal store heated by; Multi fuel Back boiler fire, 2x Immersion heaters with potential to use the solar panel generation, Gas Combi Boiler or the potential for Wet Solar. The hot water is a by-product of maintaining the tank temperature. Mains Water Filter system.

### **North Wing Master Bathroom**

Tiled bathroom comprising of a low level WC, built in double sink unit with storage. Walk in shower with built in seat, 8mm toughened glass, hot and cold water plus floor drain in place for plumbing a bath if desired. Separate switching for the lights and extractor fan, dual windows with made to measure venetian blinds and built in medicine cabinet.

### **Air Bnb / Annex**

Council Tax Band B

### **Hallway**

Karndean Wood-effect flooring, double glazed window with made to measure wooden venetian blind and access to rear.

### **Living Space**

Modern kitchen appointed with a range of matching wall and base units with work tops over an inset sink with mixer tap. Integrated oven, integrated dishwasher, electric induction two ring hob with extractor fan, over and under cabinet lighting. Double glazed windows with fitted electric blinds, Karndean flooring, two pendant drop lights on dimmer. Under stairs lockable cupboard and stairs to open mezzanine with solid balustrade, suitable for sleeping.

### **Utility Room**

Appointed with base base units, with work tops over an inset stainless steel sink with mixer tap and plumbing in place for washing machine and tumble dryer. Double glazed window, fitted blinds, space for free standing fridge freezer, radiator, tiled flooring and wall mounted Baxi Platinum combi boiler serving hot water and gas central heating.



## Bathroom

Comprising of a low level WC, walk in extra wide shower with built in toughened 10mm glass, wash hand basin, free standing double ended bath, rain forest shower head & separate hand held shower head. Double glazed windows with wooden venetian blinds, heated towel rail, tiled flooring and tiled walls.

## EXTERNALLY

Entrance / Outside space

Riverside driveway entrance with private access off Pantyffynnon Road. Off Road parking for several vehicles. Main front entrance benefits from a ramp ideal for disabled access.

East outside space is hard standing tarmac, parking for multiple vehicles, brick constructed out building with electric, gas meter & lighting. Laid to the rear is Cotswold stone, Astro Turf with plant beds, low maintenance. A granite worktop with sink, gas point and potential to pull underground electric from existing underground conduit.

The North boundary is laid to Cotswold Stone with outside taps.

The west garden has a summer house with un-connected Electric, Water and WC. There are two large polycarbonate greenhouses and a wooden pergola. Laid to block sets, Cotswold stone and Astro Turf. Included is a golf putting area.

## Mortgage Advice

PM Financial is the mortgage partner in the MRE powered by EXP. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with a free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at sales@do-mre.co.uk (fees will apply on completion of the mortgage)

## Viewings

Strictly By Appointment Only

## Utilities

Mains Electric, Mains Drainage, Mains Water, Mains Gas

## Current council tax banding

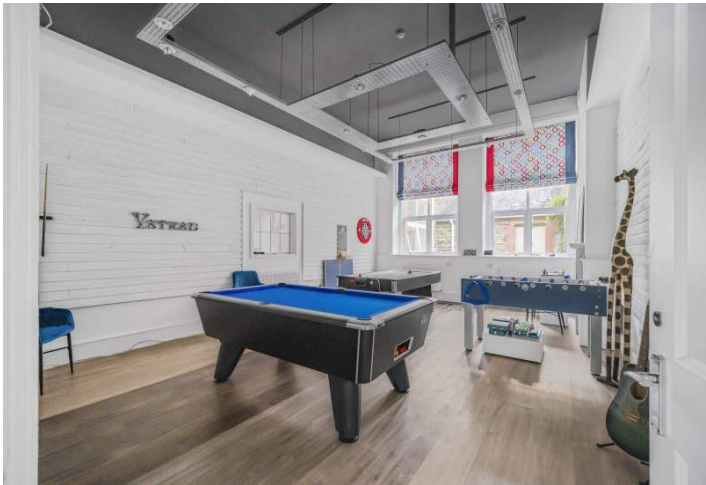
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## Current heating type

Gas

## Tenure (To be confirmed)

Freehold





















Ysgol House Pantyffynnon Road, Ystradgynlais, Swansea, Powys, SA9 1EU

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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PROPERTY. PROPERLY



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## Neath Port Talbot Branch

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