



Y Cilgwyn  
59C New Road | Ystradowen | Swansea | SA9 2YJ

 FINE & COUNTRY

Designed by an award-winning architect and cherished by the same owners for an incredible 43 years, Y Cilgwyn, 59C New Road is a distinctive three-bedroom detached residence that combines character, individuality and a wonderful countryside setting. Set within established gardens, this unique home offers spacious and versatile accommodation, complemented by a detached garage and separate workshop, making it ideal for those seeking space and a peaceful lifestyle. Enjoying views towards the impressive Black Mountain, with renowned walking routes including Fan Brycheiniog and Fan Hir nearby, this is a rare opportunity to acquire a much-loved home ready for its next chapter.

Nestled within the picturesque village of Ystradowen, this sought-after location offers the perfect balance of peaceful rural living and everyday convenience. Surrounded by beautiful countryside, yet within easy reach of Swansea, Pontardawe and the Brecon Beacons (Bannau Brycheiniog) National Park, the area is particularly popular with walkers, cyclists and nature lovers. Residents enjoy a welcoming community atmosphere, nearby local amenities, excellent road links and endless opportunities to explore the spectacular landscapes of the Black Mountains and some of South Wales' most celebrated walking trails.

**Let's now take a look in more detail...**

#### **Approach**

Travelling through the charming village of Ystradowen, you arrive at Y Cilgwyn, 59C New Road, where double wrought iron gates open onto a generous chip stone driveway. The driveway provides ample off-road parking for multiple vehicles and is complemented by the addition of a detached single garage. Surrounded by mature greenery, steps gently rise from the driveway, inviting you towards the entrance of this distinctive architect-designed home.

The property is protected by a comprehensive CCTV security system, with cameras covering different areas of the grounds, together with a motion-sensitive audible warning system.

#### **Step inside...**

##### **Entrance**

Stepping inside, you'll immediately appreciate the home's individual design. The entrance features tiled flooring and a corner window, allowing plenty of natural light to create a bright and welcoming feel. Steps lead up to the main entrance hallway, which provides access to the principal living accommodation, one of the bedrooms and further steps down to the remaining bedrooms. Above, a mezzanine study overlooks the hallway, adding character to the space, while the split-level layout gives the home a practical and interesting design. The hallway also provides access to the rear garden.

##### **Kitchen/Dining Room**

The kitchen/dining room enjoys a bright dual-aspect position, with pleasant views across the surrounding greenery and towards the rolling hills in the distance. The kitchen is fitted with a range of wall and base units, incorporating a double sunken stainless-steel sink, four-ring electric hob, integrated oven and grill, Zanussi dishwasher, integrated fridge, and vinyl flooring. There is plenty of space to accommodate both a family dining table and a breakfast table, making it a practical room for everyday living.





### Lounge

The lounge is a bright and comfortable reception room, enjoying large front-facing windows that allow plenty of natural light while overlooking the surrounding greenery. Double patio doors open directly onto the patio, creating an easy connection to the garden. This room also features a stone fireplace with a gas fire and open chimney provides a focal point to the room, an internal window looking through to the hallway and carpeted flooring.

### Snug

The snug provides a cosy and comfortable additional reception room, full of character with exposed ceiling beams and a feature stone wall. A window overlooks the gardens, creating a pleasant outlook, while laminate flooring offers a practical finish. A sliding door leads directly into the conservatory, allowing the two spaces to flow together and providing flexibility.

### Conservatory

The conservatory is a bright and spacious addition to the home, with an array of windows overlooking the gardens and allowing plenty of natural light to fill the room. Double patio doors open directly onto the garden, making it easy to enjoy the outdoor space. Finished with laminate flooring and spot lighting, there is ample room for both seating and dining, making it a versatile space for relaxing or spending time with family and friends.



### Bedroom One

Accessed via steps from the entrance hallway, bedroom one is a good-sized double bedroom enjoying a bright dual-aspect position. Windows overlook the gardens, allowing plenty of natural light to fill the room and creating a pleasant outlook. Finished with laminate flooring and coving.

### Family Bathroom

Conveniently positioned to serve the upper accommodation, the family bathroom is fitted with a WC, wash hand basin, fitted bath, vinyl flooring, tiled walls, a useful built-in storage cupboard, and a frosted rear-facing window.

### Cloakroom & Mezzanine Study

A doorway from the hallway leads into a useful cloakroom, providing handy storage for coats and shoes. From here, a ladder gives access to a unique mezzanine study overlooking the entrance hallway. Filled with natural light from an array of windows and enjoying pleasant views, this versatile space is finished with carpeting and benefits from useful eaves storage, making it well suited as a home office, study or hobby room.

### Inner Hallway

Descending the Yellow Pine staircase, you arrive at the lower ground floor, where tall feature windows allow plenty of natural light into the space. The hallway provides access to two further bedrooms, the shower room, a useful airing cupboard and, via one of the bedrooms, a versatile games room.

### Shower Room

Serving the lower ground floor accommodation, the shower room is fitted with a WC, wash hand basin, shower cubicle, laminate flooring, tiled walls, and two frosted windows.

### Bedroom Three

Bedroom three is a comfortable double bedroom enjoying a pleasant front-facing aspect overlooking mature greenery. Finished with laminate flooring, the room also benefits from a built-in wardrobe complete with hanging rails.

### Bedroom Two & Games Room

Bedroom two is a spacious and highly versatile room, currently used as a home cinema with space for an impressive 8-foot motorised projection screen, but equally well suited as a bedroom, additional lounge or hobby room. Finished with laminate flooring, it features a fireplace, two useful storage cupboards and a mezzanine storage area above, which is large enough to accommodate a single bed, providing further flexibility. Double doors lead through to the games room, a bright space with an array of windows and additional double doors opening to the front. A vaulted ceiling with spot lighting, laminate flooring, an electric fireplace and useful eaves storage complete the room. Together, these interconnected rooms offer excellent potential to create a spacious principal bedroom suite or to adapt the space to suit a variety of lifestyle needs.





### Step Outside...

The gardens wrap around the home and have been thoughtfully maintained, offering a lovely outdoor space to enjoy throughout the year. The tiered garden combines areas of lawn, chip stone and paved patio, with mature trees, established shrubs and planting creating a peaceful setting with plenty of space for outdoor seating and entertaining. Pathways and steps lead around both sides of the property, connecting the front and rear gardens. Further enhancing the lifestyle on offer is a sheltered hot tub area, allowing year-round enjoyment regardless of the weather, together with a garden room complete with an indoor sauna, a substantial detached workshop, a useful garden shed and fully enclosed gardens providing a safe environment for both children and pets. An additional benefit is the direct gated access from the rear garden onto the Ystradowen playing fields, perfect for families, dog walkers and outdoor enthusiasts alike.

### Workshop & Garden Room

Providing exceptional versatility, both the detached workshop and garden room are valuable additions to the property, offering endless possibilities to suit a variety of lifestyles. Currently utilised as a spacious workshop and a relaxing garden room complete with an indoor sauna, both buildings are equipped with lighting and electricity, making them ideal for hobbies, working from home, fitness, storage or further recreational use.

### Detached Garage

Completing the range of outbuildings is the detached single garage, an architect-designed building that was carefully planned to complement the style of the house. Providing useful additional storage and secure parking, the garage benefits from remotely operated double entrance doors, a separate pedestrian side entrance, two windows, lighting and electricity, making it a versatile space for vehicles, hobbies or workshop use.



Local Area

Ystradowen is a charming semi-rural village nestled within the beautiful Swansea Valley, offering an excellent balance of peaceful countryside living and everyday convenience. Surrounded by rolling hills and open countryside, the area is particularly popular with families, professionals and outdoor enthusiasts seeking a relaxed lifestyle. The village enjoys a welcoming community atmosphere, while nearby Ystradgynlais, along with neighbouring villages including Ystalyfera, Cwmgors and Gwaun-Cae-Gurwen, provide a wide range of shops, supermarkets, cafés, traditional pubs, healthcare facilities and well-regarded schools.

For those who enjoy the outdoors, Ystradowen is perfectly positioned to explore some of South Wales’ most spectacular landscapes. The impressive Black Mountain, Fan Brycheiniog and the Bannau Brycheiniog (Brecon Beacons) National Park are all within easy reach, offering excellent walking, cycling, horse riding and a wealth of outdoor pursuits. The award-winning Gower Peninsula, home to some of the UK’s finest beaches including Rhossili, Three Cliffs, Langland and Caswell Bay, is also within comfortable driving distance.

Despite its peaceful setting, Ystradowen enjoys excellent transport links. The nearby A4067 provides convenient access to Swansea, Brecon and the M4 motorway, with Cardiff, Carmarthen and Neath all easily accessible. Swansea city centre, with its extensive shopping, leisure facilities, marina and mainline rail links to London Paddington, is approximately 30 minutes away. Combining beautiful scenery, excellent connectivity and a strong sense of community, Ystradowen remains a highly desirable place to call home.

Additional Property Information

Freehold

Tax Band - E

Electric/Oil

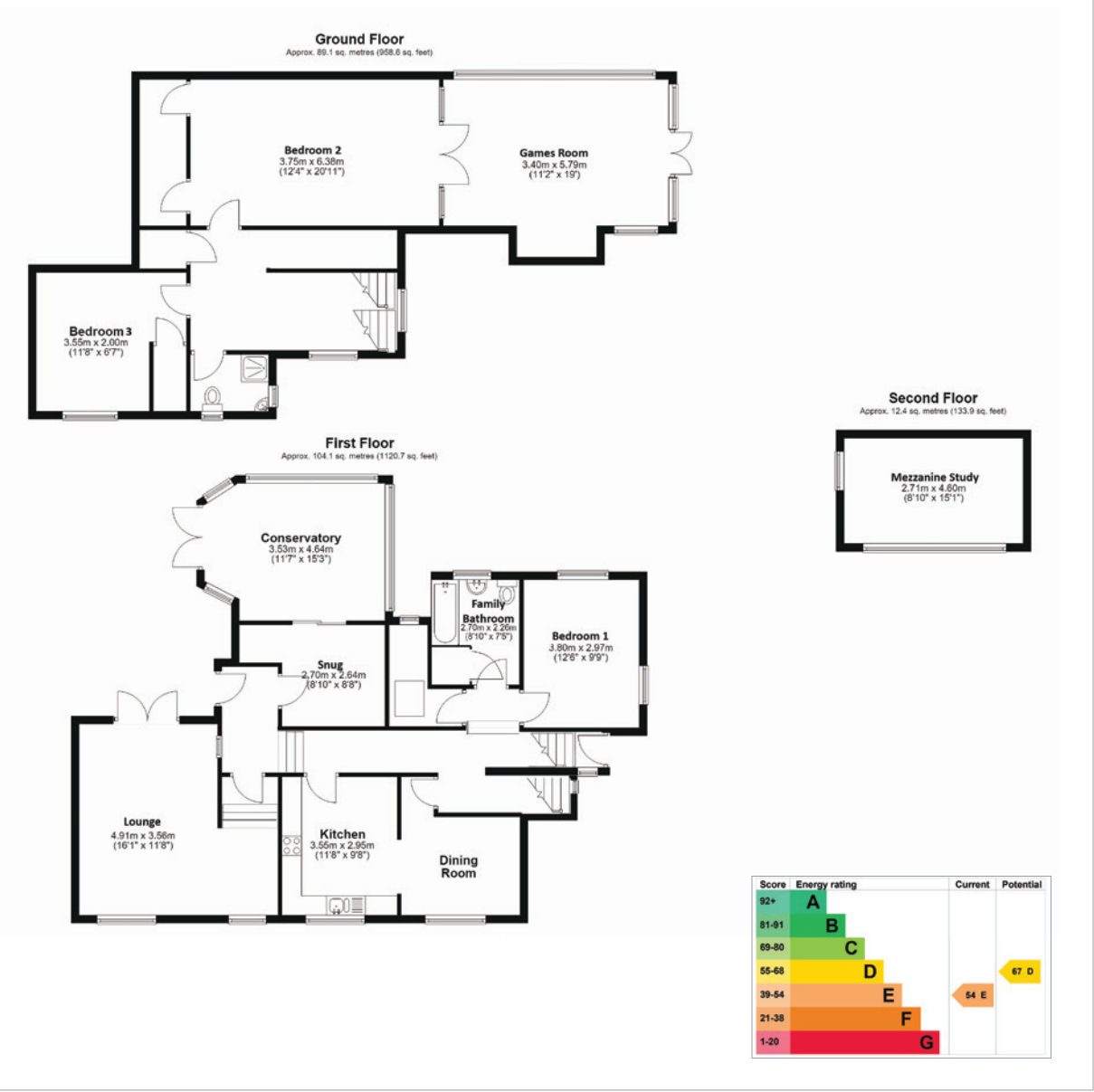
Mains Water - Billed

Mains Drainage

Superfast Broadband Available

For mobile coverage please visit <https://checker.ofcom.org.uk>

ALL MATERIAL INFORMATION MUST BE CHECKED BY A SOLICITOR



Second Floor

Approx. 12.4 sq. metres (133.9 sq. feet)

Mezzanine Study

2.71m x 4.60m  
(8'10" x 15'1")

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    | 67 D      |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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