



Avondale House
Llys Tawel | Ystradgynlais | Swansea | SA9 1BL

Steeped in history, overflowing with character and set within beautifully established grounds, Avondale is an exceptional five-bedroom detached home offering a truly rare opportunity. Originally serving as the old girls' college dating back to the mid-1800s, this remarkable residence showcases an abundance of original period features, impressive proportions and timeless elegance throughout. Complementing the main home is a substantial two-storey detached garage, formerly the area's doctor's surgery, offering incredible scope for conversion or a variety of future uses (subject to the necessary consents), together with a carport, stable and tack room. Whether you're searching for a magnificent family home, a lifestyle property or a residence with exciting development potential, Avondale presents endless possibilities in one of the Swansea Valley's most desirable settings.

Situated in the heart of the picturesque Swansea Valley, Ystradgynlais is a thriving town renowned for its welcoming community, stunning countryside and excellent range of amenities. Residents enjoy an excellent selection of independent shops, supermarkets, cafés, restaurants, schools and leisure facilities, together with easy access to the Brecon Beacons National Park, beautiful walking trails, waterfalls and cycling routes. The town also benefits from excellent transport links to Swansea, Neath and the M4 corridor, making it an attractive location for both families and commuters seeking the perfect balance between town convenience and rural beauty.

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

Approach

Approaching Avondale, its grandeur is immediately apparent. A six-bar wooden gate, accompanied by a pedestrian entrance, welcomes you onto a sweeping gravel driveway that gently guides you towards the front of the home. Providing ample parking for numerous vehicles, the driveway allows you to fully appreciate the striking façade of this distinguished period residence before making your way inside.

Step Inside...

Entrance

Passing through the wonderful solid wood front door, you are immediately welcomed by an entrance hall brimming with character and charm. Instantly, your eye is drawn to the wealth of features, from the beautiful herringbone oak flooring to the impressive high ceilings adorned with intricate coving and a ceiling rose. A large rear window fills the space with natural light, creating an inviting first impression. From here, doors lead to all of the principal reception rooms, while a staircase, with useful understairs storage, rises to the first floor.

Dining Room

A magnificent formal dining room offering generous proportions, perfectly suited for both family gatherings and entertaining guests. This room boasts dual aspect windows, including a beautiful sash window and an elegant bay sash window overlooking the grounds. The stunning open marble fireplace creates an eye-catching focal point, complemented by the beautifully detailed ceiling featuring decorative coving and a ceiling rose. Finished with carpeted flooring, this room comfortably accommodates a substantial dining suite.

Sitting Room

Another beautifully proportioned reception room, the sitting room enjoys carpet flooring and a large sash bay window overlooking the gardens. Rich in period charm, the room boasts a decorative ceiling with coving and a ceiling rose, while the marble fireplace housing a wood-burning stove provides a cosy focal point.





Drawing Room

What a superb and wonderfully versatile reception room. Generous in size, the drawing room benefits from triple windows overlooking the front, while patio doors provide direct access to the garden, allowing natural light to flood the room throughout the day. Beautiful period detailing continues here with an impressive high ceiling featuring two decorative ceiling roses, coving and a picture rail. Finished with carpeted flooring, this room offers endless possibilities to suit a variety of lifestyles.

Kitchen/Breakfast Room

The kitchen/breakfast room is positioned to the rear with two windows that allow natural light. Fitted with a range of wall and base units, the kitchen incorporates a double stainless-steel sink, an AEG oven and grill, a Smeg four-ring gas hob with an elevated extractor fan, and space for two under-counter appliances and a breakfast table. The room features a useful pantry and provides access to the utility room, along with a secondary staircase leading to the first floor, originally used by the staff during the building's time as the local girls' college.

Utility Room & WC

Conveniently positioned just off the kitchen, the utility room offers the GCH boiler, a stainless-steel sink with storage beneath, provides space for two freestanding appliances, and a side-facing window overlooking the garden. From here, there is access to the rear of the property as well as a useful ground floor WC.





Landing

Ascending the carpeted staircase from the entranceway, complete with its original mahogany banister, you are led to a spacious first-floor landing where natural light pours through a large rear-facing window. The landing retains the home's period charm while providing access to all five bedrooms and the two bathrooms.

Principal Bedroom

The principal bedroom is a generous room, enjoying dual aspect with sash windows overlooking the beautiful surrounding grounds. Positioned to the front of the property, this room is filled with natural light and offers carpeted flooring, together with two double-door built-in storage cupboards.

Bedroom Two

Bedroom two is another well-proportioned double bedroom, enjoying lovely views across the gardens through two sash windows positioned to the side aspect. Offering carpeted flooring, coving and a useful built-in storage cupboard.

Bathroom

This bathroom is furnished with a fitted bath, separate shower cubicle, WC and wash hand basin, and a sash window to the front.

Bedroom Three

Once again, bedroom three offers excellent proportions and enjoys two sash windows overlooking the front gardens. The room retains its period charm with decorative coving, carpeted flooring and a comprehensive range of built-in wardrobes with fitted hanging rails and shelving.

Bedroom Four

Accessed via an inner hallway by descending four steps, which also provides access to the kitchen via the original staff staircase, bedroom four is a bright room. Enjoying two rear-facing windows, carpeted flooring and a useful storage cupboard with fitted shelving.

Bathroom

Fitted with a WC, twin wash hand basins, a fitted bath, a separate shower cubicle, partial tiled walls, a shaving light with shaving point, a large airing cupboard with ample shelving, and a rear-facing window.

Bedroom Five

Currently utilised as a home office, bedroom five offers flexibility and would make a great fifth bedroom if required. Featuring a sash window overlooks the front of the property, carpeted flooring, and two alcoves fitted with shelving.





Step Outside...

The grounds surrounding Avondale are nothing short of spectacular, creating a true haven for nature lovers. Beautifully established and private, expansive areas of level lawn are complemented by an abundance of mature trees, shrubs and established planting that wrap around the home, providing a peaceful backdrop throughout the seasons. Meandering pathways invite you to explore the gardens, revealing numerous secluded seating areas where you can relax, entertain family and friends or simply enjoy the tranquillity of your surroundings. A paved patio offers the perfect setting for outdoor dining, while a charming pond and greenhouse further enhance the appeal. Enclosed by mature trees, established boundaries and traditional stone walls, the gardens provide a safe and secure environment for both children and pets. To the front, the sweeping gravel driveway creates an impressive approach while offering extensive parking for numerous vehicles.

Detached Garage

Steeped in local history, the substantial detached two-storey garage was formerly a doctor's surgery, making it a fascinating addition to this remarkable property. Offering immense potential, the building comprises two garages with individual up-and-over doors, connected internally by a doorway. A further doorway leads into an additional ground-floor room with a front-facing window, from which stairs rise to an impressive first-floor space featuring three front-facing windows. Benefiting from lighting and electricity throughout, this versatile building offers exciting possibilities for conversion into a self-contained annexe, home business, holiday accommodation or workshop, subject to the necessary planning consents.

Carport, Stable & Tack Room

Further enhancing the versatility of Avondale House is a detached double carport providing covered parking for two vehicles, together with an adjoining stable and tack room. Whether utilised for equestrian purposes, secure storage or housing garden machinery and outdoor equipment, these useful outbuildings offer excellent flexibility to suit a variety of lifestyles.



Local Area

Ystradgynlais is one of the Swansea Valley's most desirable market towns, offering the perfect blend of community spirit, everyday convenience and outstanding natural beauty. Nestled on the edge of the Brecon Beacons National Park (Bannau Brycheiniog), the town boasts an excellent range of independent shops, supermarkets, cafés, traditional pubs, restaurants, schools, medical facilities and leisure amenities, making it an ideal place for families, professionals and retirees alike.

Surrounded by breathtaking countryside, Ystradgynlais is a haven for outdoor enthusiasts. From scenic walking and cycling routes to spectacular waterfalls and ancient woodland, the area offers endless opportunities to explore. Popular attractions such as Henrhyd Falls, Craig-y-Nos Country Park and the National Showcaves Centre for Wales are all within easy reach, while the town also benefits from sports facilities, community events and the historic Ystradgynlais Public Hall.

Despite its peaceful setting, Ystradgynlais enjoys excellent transport links via the A4067, providing easy access to Swansea, with its vibrant marina, shopping and beaches, as well as the world-renowned Gower Peninsula. Nearby towns including Pontardawe, Neath, Ammanford and Brecon are all within comfortable reach, while the M4 motorway offers convenient connections to Cardiff and beyond, making this an exceptional location for those seeking the very best of town, countryside and coast.

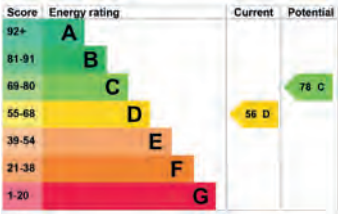
OIEO £750,000

Additional Property Information

- Chain Free
- Freehold
- Tax Band - F
- Gas/Electric
- Mains/Water - Meter
- Mains Drainage
- Ultrafast Broadband Available

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

ALL MATERIAL INFORMATION MUST BE CHECKED BY A SOLICITOR



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