



## Ty Segor Bach Eaglesbush Valley, Neath, SA11 2AN

**£349,950**

Are you dreaming of a tranquil escape surrounded by nature? Look no further than this spacious family home nestled in a beautiful woodland setting. The ground floor boasts two inviting reception rooms, a study, a shower room/utility room, and a family kitchen/breakfast room. Upstairs, discover three or four double bedrooms, including a dressing room that can also serve as an extra bedroom with access through the main bedroom. Surrounded by beautiful gardens and picturesque countryside, this property offers an authentic and serene experience. Don't miss out on this opportunity to create your own idyllic retreat. Viewing recommended.

### Main dwelling



### Lounge 23'8" x 14'9" (7.23 x 4.50)



### Porch 6'0" x 5'0" (1.84 x 1.53)



Enter via Upvc door into porch, laminate tiled effect flooring, window to front and side and door into lounge.

Lovely spacious room with exposed beams, brick feature fire surround plus a further fireplace that has been boarded, patio doors to front, stairs to first floor, window to front and side, two radiators and door into inner hall/study.





Dining area



Stairs to first floor



Split landing.

Inner porch/study 8'5" x 7'2" (2.58 x 2.20)



With window to front, door leading to kitchen, shower and utility room.

**Shower room/utility room 7'3" x 10'7" (2.21 x 3.25)**



With shower area, plumbed for washing machine and space for tumble dryer, vanity unit, built-in-cupboards, low level WC, laminate flooring, window to rear.

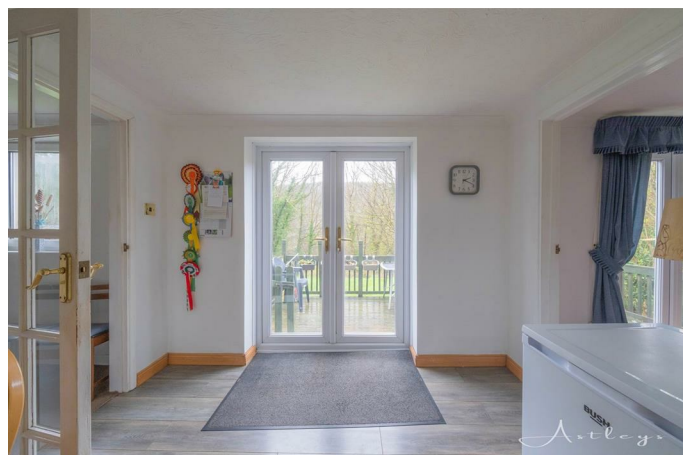
**Kitchen 19'6" x 9'10" (5.95 x 3.02)**



Kitchen/breakfast room with ample matching base and wall units in light ash to include; room for dishwasher and tumble dryer, sink drainer, electric hob with extractor above, housed oven and grill, tiled effect laminate flooring, patio doors leading onto decked area, radiator and door to second reception room.



**Kitchen patio doors to decked area**



**Third reception 19'6" x 9'11" (5.96 x 3.03)**

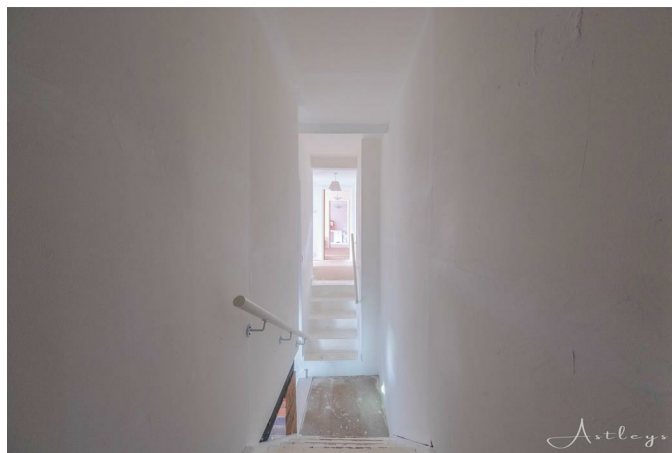


Lovely cosy room with patio doors to the front and a radiator.

**Third reception patio doors**



**First floor landing 7'3" x 4'2" (2.22 x 1.29)**



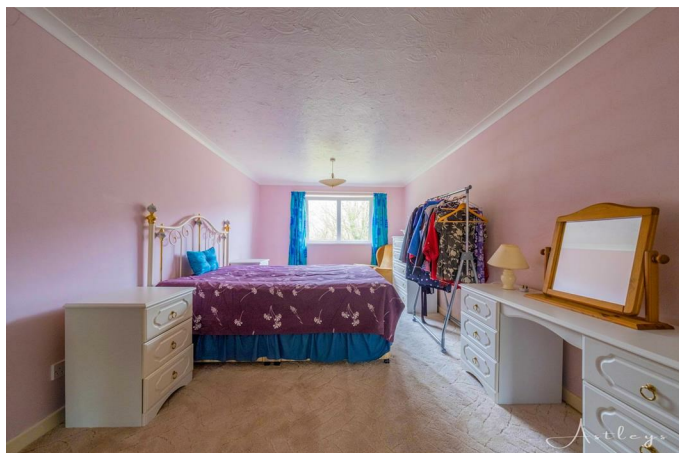
Split landing area with plenty of storage cupboards.

**Bedroom one 19'7" x 9'11" (5.97 x 3.03)**



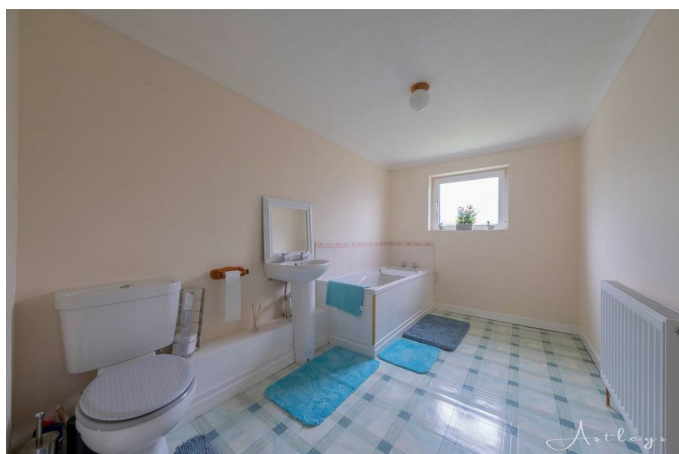
Excellent size bedroom with window and radiator, this room opens to a further room currently used as a bedroom but is accessed through this bedroom so could be used as a dressing room.

**Dressing room 19'5" x 9'11" (5.93 x 3.03)**



With window to front and radiator.

**Family bathroom 11'4" x 7'3" (3.46 x 2.21)**



Excellent size bathroom with panel bath, low level WC, pedestal wash hand basin, cushion flooring, window to rear and radiator.

**Bedroom two 15'6" x 10'2" (4.74 x 3.11)**



Double room with velux window, beamed feature ceiling and radiator.



**Bedroom three 15'10" x 12'7" (4.85 x 3.84)**

Double room with velux window built-in-cupboard and beamed feature ceiling.

### Ariel view



### Garden



Access via a private driveway offering beautiful gardens which are filled with filled with mature bushes and trees, surrounded by woodland and fields, out buildings which were used for kennels though would now need some attention. to be these surrounding would be a dream for any family

### Ariel view





### **Out buildings**

There are a few out buildings that were used as dog kennels which would need some attention but offers great potential.



### **Council tax**

Local Authority  
Neath Port Talbot  
Council Tax  
Band:  
E  
Annual Price:  
£2,788 (min)

### **Agents notes**

There is a joint responsibility with three neighbours for any leaks to private water supply pipework.

### **Services**

The property has a septic tank, and has oil central



heating.

Conservation Area; No

Flood Risk; Very low

Mobile Coverage; EE,Vodafone,Three,O2

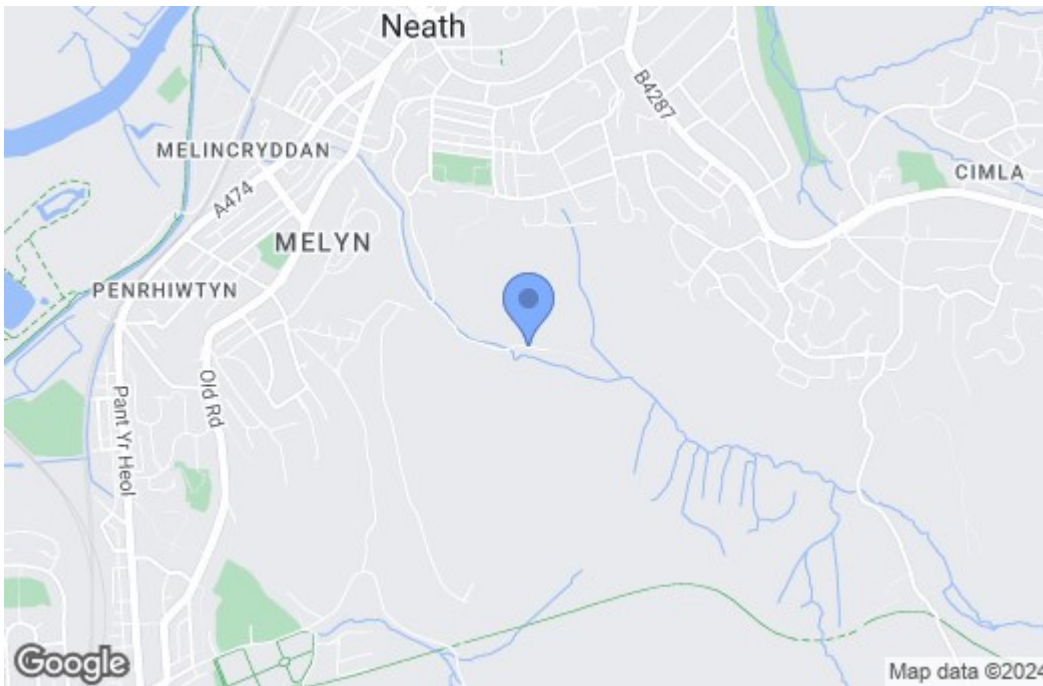
Broadband Basic; 22 Mbps

Satellite / Fibre TV Availability BT/Sky

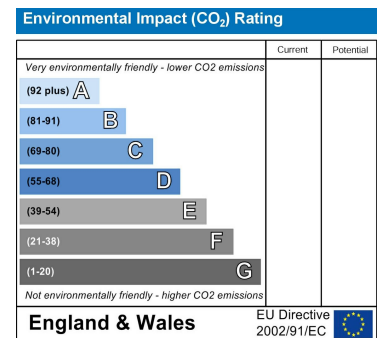
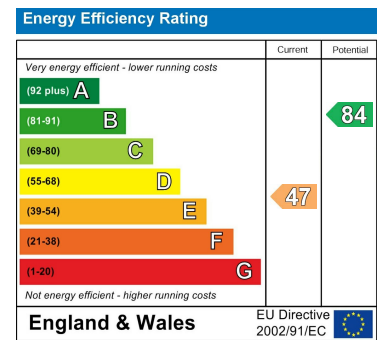
# Floor Plan



# Area Map



# Energy Efficiency Graph



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