



## Eaglesbush Close, £150,000

- Beautifully Presented
- Perfect First Time Purchase
- Luxury Of Off Street Parking
- Enclosed Rear Garden
- Sought After Residential Development
- EPC Rating: C



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## About the property

A gorgeously presented and modernised, ideal first time purchase or buy to let investment, now available for sale within Eaglesbush close! Boasting excellent links to local primary schools, Cefn Saeson & Dwr Y Felin Comprehensive schools as well as Neath College! Perfect for commuters with access to the M4 corridor via the A465 and bus routes into Neath Town Centre which houses a main line trainstation.

The home is approached through a forecourt, laid with chippings and off street parking to the front. Internally, the home comprises of a lounge, with stairs to the landing, and a door through to the modern fitted kitchen / diner. A Upvc exit leads out to a low maintenance rear garden landscaped and laid with paved patio and artificial grass. The first floor consists of both double bedrooms, where the master has built in wardrobes and the family bathroom containing a bath with shower over, w.c and hand wash basin, all with a beautiful modern finish! The roof is fitted with owned Solar Panels, enquiries should be made regarding the tariffs and outgoings!

Internal viewings are highly recommended to truly appreciate this lovely home!

## Accommodation

### Lounge

14' 5" x 13' 2" ( 4.39m x 4.01m )

### Kitchen/Diner

13' 1" x 7' 4" Max ( 3.99m x 2.24m Max )

### Landing

### Bedroom One

11' 4" x 10' 1" ( 3.45m x 3.07m )



**Bedroom Two**

10' 6" x 7' 9" Max ( 3.20m x 2.36m Max )

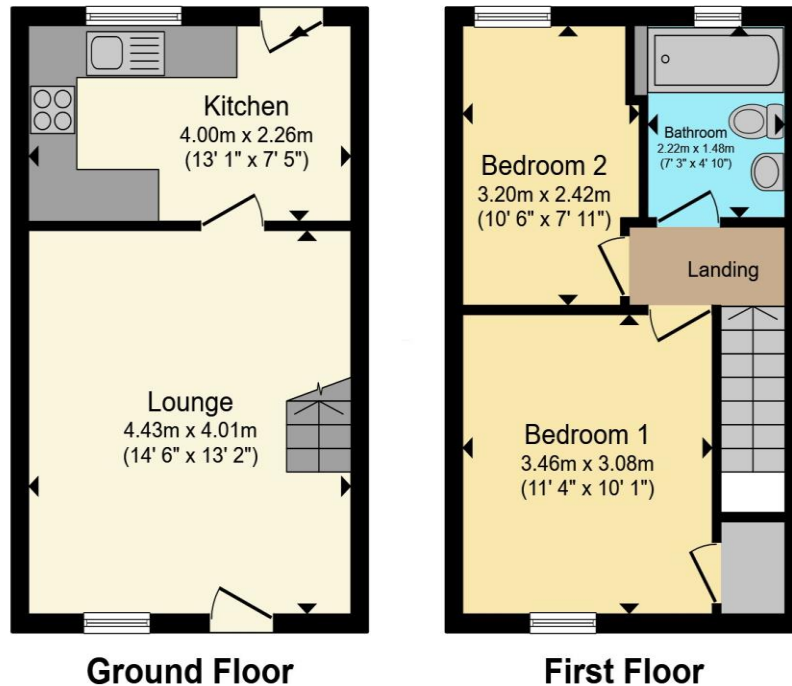
**Bathroom**



**Forecourt & Rear Garden**



## Floorplan



Total floor area 54.3 m<sup>2</sup> (585 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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