



## Meadows Edge Eaglesbush Valley, Neath, SA11 2AN

**Offers In The Region Of £349,950**

Nestled in the serene Eaglesbush Valley of Neath, this charming detached family residence offers a perfect blend of comfort and convenience. Set on a generous corner plot, the property boasts beautiful gardens to the front, side, and rear, providing ample outdoor space for relaxation and recreation.

Inside, the home features three spacious reception rooms, ideal for family gatherings or entertaining guests. The fitted kitchen is well-equipped, making meal preparation a delight. A standout feature of this property is the very large conservatory, which overlooks the side garden. The first floor comprises three double bedrooms, ensuring plenty of room for family or guests. The bathroom is conveniently designed with a separate W.C. Externally, the extensive gardens are adorned with mature trees and shrubs, creating a picturesque setting. Additional features include storage sheds and a utility room, providing extra space for your needs. Off-road parking is also available, ensuring convenience for you and your visitors. This delightful home is situated in a beautiful, quiet location, yet remains within a short distance of all essential amenities and facilities. It presents an excellent opportunity for those seeking a peaceful lifestyle without sacrificing accessibility. Don't miss the chance to make this lovely property your new home.

**Front double glazed entrance door into:**

**Entrance porch 7'9" x 3'8" (2.38m x 1.14m)**

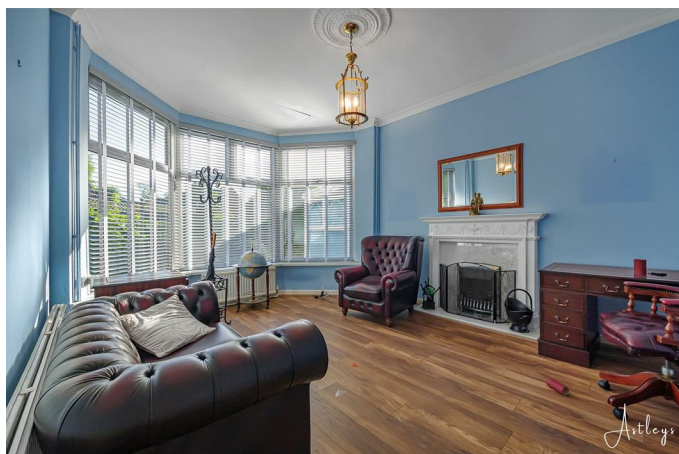
With tiled floor, solid wood entrance door into:

**Entrance hallway 12'1" x 7'7" (3.70m x 2.32m)**



With cushion flooring, double glazed window to front, coved ceiling, radiator, stairs to first floor.

**Living Room 17'0" x 12'5" (5.19m x 3.80m)**



With Adam style feature fireplace with marble hearth and fitted gas fire (not tested), double glazed bay window to front, two radiators, coved ceiling, laminate flooring.



**Dining room 19'6" x 12'7" (5.95m x 3.84m)**



With double glazed window to rear, two radiators, coved ceiling, central arch.



**Conservatory 28'10" x 11'7" (8.79m x 3.54m)**



**Kitchen 11'9" x 8'11" (3.60m x 2.72m)**



With tiled floor, 4 radiators, two sets of double glazed french doors to side garden, ornate ceiling and coving, fitted electric fire on marble effect hearth.



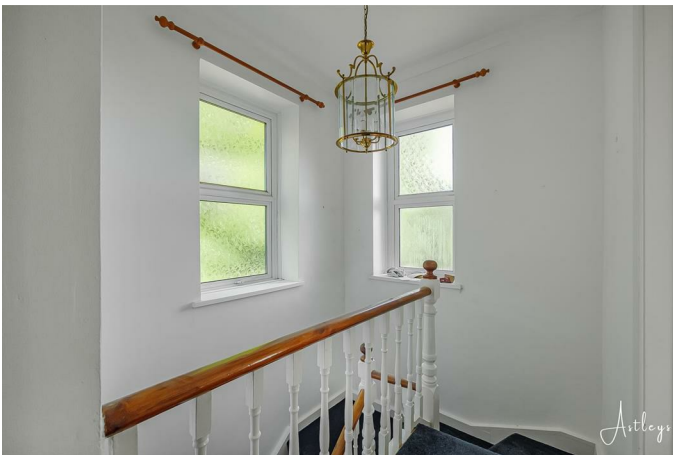
Fitted base and wall units in white with black work surfaces over, fitted electric oven and hob with extractor canopy over, space for dishwasher, part tiled walls, tiled floor, stainless steel, double glazed window to rear and side, coved ceiling, space for fridge/freezer and spotlights to ceiling.

## Kitchen



## FIRST FLOOR

### Landing area



with 3 double glazed windows to each aspect, coving to ceiling with central rose.

## Bedroom one 12'0" x 10'7" (3.66m x 3.24m)



With range of fitted wardrobes with mirror sliding doors, double glazed window to front, coved ceiling, radiator.



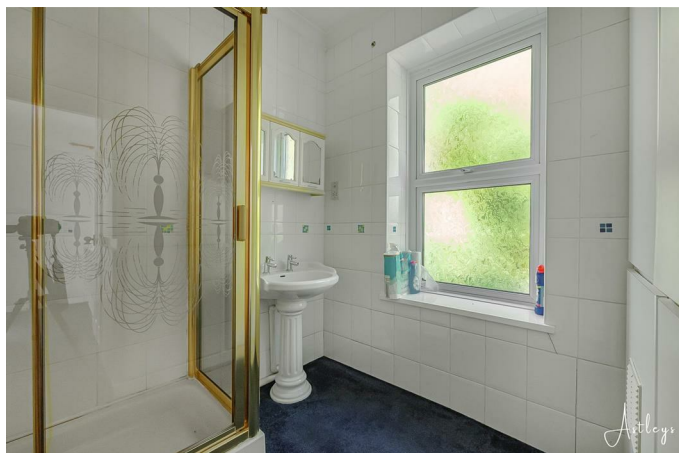
## Landing passageway 12'6" x 2'10" (3.82m x 0.88m)

With access to roof space via pull-down ladder.

## Separate w.c. 4'3" x 2'9" (1.30m x 0.84m)

With low level w.c., part tiled walls, double glazed window,

**Bathroom/w.c. 7'4" x 7'5" (2.26m x 2.28m)**



Double shower cubicle, pedestal wash hand basin, fully tiled walls and floor, double built-in cupboard housing Worcester gas combination boiler, radiator, coved ceiling with spotlights, double glazed window to front.



**Bedroom two 12'11" x 10'7" (3.96m x 3.24m)**



With triple fitted wardrobes with sliding mirrored doors, double glazed window to side and rear, coved ceiling, radiator.

**Bedroom three 10'7" x 9'2" (3.23m x 2.81m)**



With double fitted wardrobes with sliding mirrored doors, coved ceiling, radiator, double glazed window to rear.

## Outside



There are gardens to front, side and rear, The side garden comprises a level lawn bordered by mature trees and shrubs. There is off-road parking to the driveway. Rear brick paved patio with steps down to very large lawn, two timber and one concrete storage shed. There are also 2 attached outbuildings, one for storage and one for utilities such as washing machine tumble drier.



## Drone photograph



**AGENTS NOTE**  
Mobile coverage

EE  
Vodafone  
Three  
O2  
Broadband

Basic  
6 Mbps  
Superfast  
57 Mbps  
Satellite / Fibre TV Availability

BT  
Sky  
Virgin

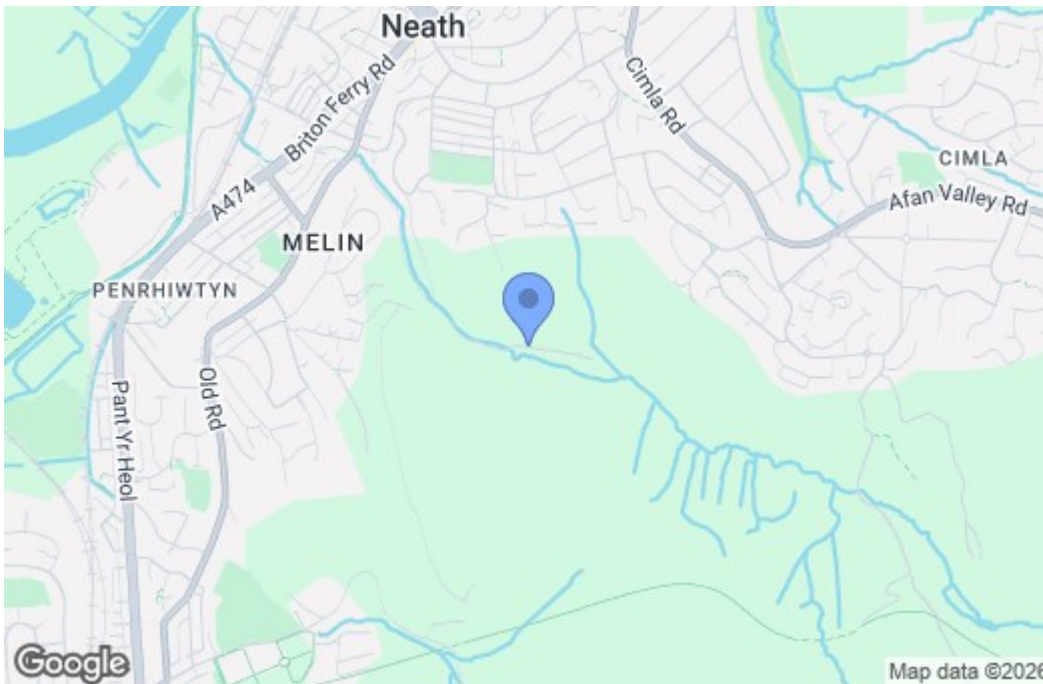
**AGENTS NOTE**

Council Tax Band F £3671

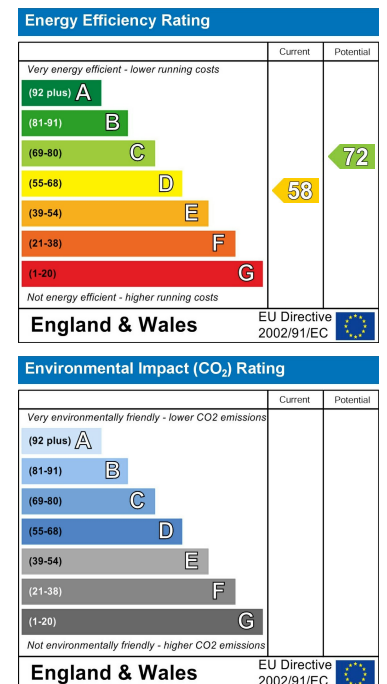
## Floor Plan



## Area Map



## Energy Efficiency Graph



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