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Coach Bach, Tredegar

offers in the region of £715,000

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About the property

An Exceptional Self-Build Family Residence with Heated Pool & Landscaped Grounds

A rare opportunity to acquire this impressive three-storey self-build detached family home, occupying beautifully landscaped grounds of approximately 0.40 acres with attractive valley views.

Finished to an excellent standard throughout, the property offers spacious and versatile accommodation including multiple reception rooms, a stylish kitchen with utility, a dedicated study, four generous first-floor bedrooms including a superb principal suite with dressing room and en-suite, together with a luxurious family bathroom. The second floor provides a large games room and two further versatile rooms, ideal for teenagers, guests or home working.

Externally, electric gates lead to ample parking, a detached double garage with a gym above, and beautifully landscaped gardens designed for both relaxation and entertaining. A standout feature is the enclosed heated swimming pool with concertina folding cover, complemented by a summer house, terraces and seating areas.

Further benefits include solar panels (19kW solar array and x2 9.5kW storage batteries) quality finishes throughout and an enviable setting, creating an exceptional lifestyle home that must be viewed to be fully appreciated.

Accommodation

Summary

Occupying a generous landscaped plot of approximately 0.40 acres, this impressive three-storey self-build detached residence presents a rare opportunity to acquire a substantial family home finished to an excellent modern standard. Designed for both elegant entertaining and everyday family living, the property offers beautifully proportioned accommodation complemented by outstanding outdoor leisure facilities.

The welcoming entrance hall leads to an array of spacious reception rooms, including a formal lounge/dining room, separate sitting room and a dedicated study, while the well-appointed kitchen with adjoining utility room forms the heart of the home. Large windows and French doors flood the interiors with natural light and provide seamless access to the beautifully landscaped gardens.

The first floor offers an impressive principal suite featuring a dressing room and en-suite shower room, alongside three further generous bedrooms and a luxurious family bathroom complete with Jacuzzi bath and separate shower. The second floor provides exceptional versatility with a spacious games room and two additional rooms, currently utilised as bedrooms, ideal for growing families, guests or home working.

Externally, the property is approached via electric wrought iron gates leading to a block-paved driveway and detached double garage. Above the garage is a superb gym, offering excellent flexibility for fitness, hobbies or additional recreational space. The mature gardens have been thoughtfully landscaped to create a series





of terraces, seating areas and lawns, all enjoying attractive valley views.

A standout feature is the enclosed, heated swimming pool with concertina folding cover, creating an outstanding space for year-round enjoyment. A charming summer house further enhances the lifestyle appeal, while solar panels contribute to the home's energy efficiency.

Location

Situated in the historic market town of Tredegar, within the picturesque Upper Sirhowy Valley in the heart of South East Wales, this property enjoys an enviable position surrounded by stunning countryside and a wealth of outdoor attractions.

Tredegar offers an excellent range of local amenities, including supermarkets, independent shops, cafés, healthcare facilities and leisure amenities, together with well-regarded primary and secondary schools, making it an ideal location for families and professionals alike.

For commuters, the property benefits from superb transport links, with convenient access to the A465 Heads of the Valleys Road, providing excellent connections across South Wales and beyond. The nearby railway stations at Ebbw Vale and Rhymney are both within approximately a ten-minute drive and offer



regular direct services to Cardiff Central, with journey times of under an hour.

The surrounding area is renowned for its natural beauty, with the popular Bedwellty Park and Bryn Bach Park both close by, offering scenic walks, cycling routes and recreational facilities. The spectacular Bannau Brycheiniog (Brecon Beacons) National Park is also within approximately a 30-minute drive, providing endless opportunities for walking, hiking and outdoor pursuits throughout the year.

Combining excellent connectivity, everyday convenience and outstanding natural surroundings, Tredegar offers a superb balance of town and country living.

Accommodation

Exceptional three-storey self-build detached residence presents a rare opportunity to acquire a substantial family home of impressive proportions, combining quality craftsmanship, versatile accommodation and outstanding leisure facilities. Set behind electric wrought iron gates, the property enjoys an enviable position with attractive valley views and has been thoughtfully designed to offer an exceptional standard of family living.



The welcoming entrance hall leads to an excellent range of reception space, including a very spacious lounge and dining room with French doors opening onto the gardens, a separate sitting room and a dedicated study, creating the perfect balance between formal entertaining and everyday family life. The well-appointed kitchen is fitted with an extensive range of units and integrated appliances, complemented by a practical utility room and ground floor shower room with toilet.

The first-floor centres around an impressive principal bedroom suite featuring a dressing room and en-suite shower room. Three further generous bedrooms are served by a luxurious family bathroom complete with a Jacuzzi bath, separate shower and quality fittings. The second floor provides further flexibility with a spacious games room and two additional versatile rooms, ideal for guest accommodation, teenagers, a home office or hobby space.

Outside, the beautifully landscaped gardens have been carefully designed to provide a variety of spaces for relaxation and entertaining, with sweeping lawns, mature planting, paved terraces, decked seating areas and a charming summer house, all enjoying delightful views across the surrounding valley.

A particular highlight of the property is the enclosed heated swimming pool with concertina folding cover, creating an outstanding space for year-round



enjoyment. The detached double garage is complemented by a superb gym above, offering further flexibility to suit a variety of lifestyles.

Hallway

Sitting Room

12' 7" x 11' 10" (3.84m x 3.61m)

Study

9' 8" x 6' 11" (2.95m x 2.11m)

Kitchen/Dining Room

17' 2" x 14' 9" (5.23m x 4.50m)

Rear Lobby

Shower Room & Toilet

Dining Room

22' 4" x 13' 7" (6.81m x 4.14m)

Living Room

19' x 18' 7" (5.79m x 5.66m)

Pool Room

28' x 25' (8.53m x 7.62m)

First Floor Landing

Bedroom One

13' 7" x 22' 2" (4.14m x 6.76m)

Dressing Room

Ensuite

Bedroom Two

15' 2" x 11' 6" (4.62m x 3.51m)

Bedroom Three

12' 5" x 12' 5" (3.78m x 3.78m)

Bedroom Four

7' 1" x 10' (2.16m x 3.05m)

Bathroom

Second Floor Landing

Bedroom Five

8' 8" x 12' 2" (2.64m x 3.71m)

Bedroom Six

12' 3" x 10' 6" (3.73m x 3.20m)

Outside

Garage

21' 3" x 18' (6.48m x 5.49m)

Garage 1st Floor

14' 7" x 18' (4.45m x 5.49m)

Summer House

18' 7" x 7' 2" (5.66m x 2.18m)



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Total floor area 389.9 m² (4,197 sq.ft.) approx

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