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10 Abergarw Meadow
Brynmenyn,
Bridgend,
CF32 8YG

10 Abergarw Meadow

Asking price **£680,000**

Situated in the highly sought-after Abergarw Meadow development within close proximity to junction 36 of the M4, local school, shops and amenities is this executive five bedroom detached property with detached double garage and off-road parking.

Five double bedroom executive home

Impressive open kitchen/family space

Two reception rooms

Three bedrooms with en-suites

Detached double garage

Off-road parking

Ideal family home

Situated on the highly-sought after Abergarw Meadow development

Close proximity to Junction 36 the M4

Viewings are highly recommended





This immaculately presented five bedroom executive home situated on the Abergarw Meadow development within close proximity to junction 36 the M4, local school, shops amenities with detached double garage and off-road parking.

The property is entered via a double glazed composite door into entrance hallway with staircase rising to the first floor landing and doorways to the lounge, reception room/dining room, downstairs WC, and kitchen/family room. The lounge is a generous size room laid to carpet with a large double glazed UPVC window to the front allowing natural light to pour into the space and view's across the valley. The reception room/dining room is another general size room laid to carpet with a double glazed UPVC window to the front. The downstairs WC has been fitted with a two-piece comprising; low level WC and pedestal wash hand basin. The kitchen/open plan space is an impressive size room with lots of light into this spacious room making it the ideal social family area. The kitchen has been fitted with a matching range of base and eyelevel units with rolltop surfaces over and matching island/breakfast bar with induction hob and a complementary extractor fan overhead. The kitchen consists of stainless steel sink, space for American fridge freezer, built-in double oven, integral dishwasher and wine cooler, UPVC double glazed windows to the rear, UPVC double glazed French doors to rear giving access to the garden, bi-fold doors to the side and a door to the utility room. The utility room houses the boiler, plumbing for two appliances and an obscure glazed door to the side.

To the first floor landing there is continuation of stairs leading to the top floor of the property and doorways to all three bedrooms. The master bedroom is an impressive size room laid to carpet with double glazed UPVC windows flanked by French doors to a Juliet balcony with views across the valley, benefits from walk-in wardrobe and doorway to ensuite.

The ensuite has been fitted with a four-piece suite comprising; a low level WC, wash hand basin, bath and double shower. There are fully tiled walls to the wet areas and an obscure glazed window to the rear. Bedroom two is another impressive size double room laid to carpet with a large double glazed window to the side and doorway to the ensuite. The ensuite has been fitted with a three-piece suite comprising; a low-level WC, wash hand basin and corner shower suite. There are fully tiled walls to the wet areas, chrome hand towel rail and an obscure glazed window to the rear. Bedroom three is another double room with double glazed windows flanked by UPVC French doors to front with Juliette balcony and door to the ensuite. The ensuite has been fitted with a three-piece comprising; a low-level WC, wash hand basin and shower with slide panelling door. There is tiled flooring, fully tiled walls to the wet areas and an obscure glazed window to the rear.

To the second floor of the property from the landing is doorways to two bedrooms and a family shower room. The shower room has been fitted with a three-piece suite comprising; a low-level WC, wash hand basin and corner shower suite and an obscure double glazed window. Bedroom four is another well-proportioned size double room that benefits from storage cupboards, laid to carpet and a double glazed window to the front. Bedroom five is another good size double room, currently set up as a cinema room, benefits from storage cupboard and a double glazed UPVC window. To the front of the property is double width driveway providing ample off-road parking, there is an enclosed landscaped wraparound garden which is low maintenance with patio section for furniture opportunity and a lawn area that wraps around the side of the property with steps leading to the garage. The detached double garage has a driveway to the front to provide additional off-road parking. Viewings are highly recommended to appreciate the offer in hand.





Directions

From junction 36 of the M4, take the A4061, signposted Bryncethin. At the traffic lights bear left onto the A4065, proceed over two roundabouts, then turn right onto the A4046, signposted Llangeinor. Take the 2nd right and right again into the development where the property can be found on the left-hand side.

Tenure

Freehold

Services

All mains
Council Tax Band H
EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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4:15:24, 3/28/2018 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

| Energy performance certificate (EPC) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|---------------------------|--|---------------|---------|-----------|-----|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|-------|---|--|--|------|---|--|--|--|
| 10, Aberystwyth Meadow Bryncethin Llangeinor CF32 8YD | Energy rating B | Valid until: 3 April 2029 Certificate number: 0448-6850-7384-6821-9954 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Property type | Detached house | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total floor area | 260 square metres | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rules on letting this property | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Properties can be let if they have an energy rating from A to E. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/energy-efficiency-standards-for-landlords | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Energy rating and score | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| This property's energy rating is B. It has the potential to be A. | | The graph shows this property's current and potential energy rating. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| See how to improve this property's energy efficiency . | | Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>35-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>15-34</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-14</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table> | | Score | Energy rating | Current | Potential | 92+ | A | | | 81-91 | B | | | 69-80 | C | | | 55-68 | D | | | 35-54 | E | | | 15-34 | F | | | 1-14 | G | | | For properties in England and Wales: the average energy rating is D the average energy score is 60 |
| Score | Energy rating | Current | Potential | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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<https://find-energy-certificates.service.gov.uk/energy-certificates/0448-6850-7384-6821-9954/print>

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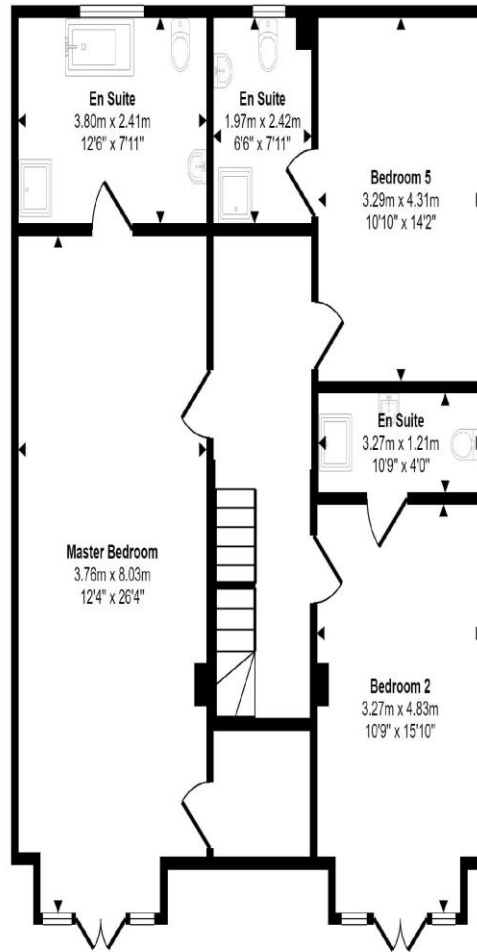
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



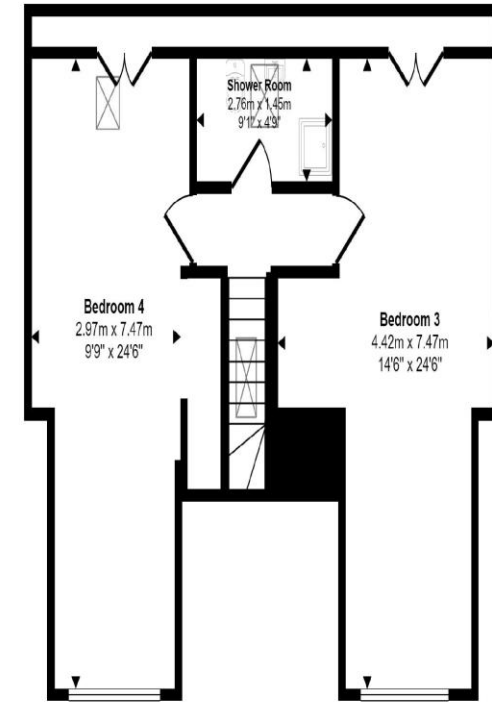
Approx Gross Internal Area
265 sq m / 2855 sq ft



Ground Floor
Approx 107 sq m / 1153 sq ft



First Floor
Approx 96 sq m / 1032 sq ft



Second Floor
Approx 62 sq m / 670 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

