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**BEST IN POSTCODE  
WINNER 2025**

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**24 Abergarw Meadow, Brynmenyn, Bridgend, Bridgend County, CF32 8YG**

**£950,000**



**PETER MORGAN**

### **Main Features**

- Brand new large executive style detached family home
- Spacious and contemporary open plan accommodation over 4 floors
- 6 bedrooms and 4 bathrooms
- Open plan kitchen/ breakfast/ dining/ living room with far reaching views
- Lower floor family room/ playroom and cinema room
- Atrium style 3 storey reception hallway
- Convenient location for schools, cycle track, Country Park, leisure centre, swimming pool and local amenities
- Approximately 1 mile from the M4 at Jct 36, along with major retail and leisure outlets and McArthur Glen Designer Village
- uPVC double glazing and gas central heating
- Council Tax Band: TBC. Predicted EPC: B

### **General Information**

BRAND NEW 6 BEDROOM, 4 BATHROOM EXECUTIVE STYLE FAMILY HOME BOASTING CONTEMPORARY AND SPACIOUS ACCOMMODATION OVER 4 FLOORS, FAR REACHING VIEWS FROM LIVING AREAS, ATRIUM STYLE ENTRANCE, BALCONY, DOUBLE GARAGE, FAMILY/ PLAYROOM, CINEMA ROOM AND MUCH MORE!

Situated on a small development of Executive style homes in an elevated position at the rear with views over countryside, woodland and local area. Convenient location for schools, cycle track, Country Park, leisure centre, swimming pool and local amenities. Approximately 1 mile from the M4 at Jct 36, along with major retail and leisure outlets and McArthur Glen Designer Village.

This amazing home has accommodation comprising ground floor atrium reception, 3 bedrooms having ensuite shower room and Jack and Jill shower room, cloakroom. Lower ground floor family/ playroom and cinema room with bi-folding doors to garden. First floor open plan lounge, kitchen/ breakfast/ dining room with balcony and far reaching views, utility room and cloakroom. Second floor landing with vaulted wood beam ceilings, master bedroom suite to

include study/ sitting room, bedroom, dressing room and ensuite bath and shower room, 2 further bedrooms with vaulted ceilings and family bath and shower room.

This home benefits from uPVC double glazing and gas central heating.

The exterior of the property will be completed to include fully landscaped front side and rear gardens. Laid with block paved and flagstone patio areas and lawns. Finished with stainless steel and toughened glass balustrades, overlooking far-reaching view of woodland, countryside and local area. To be sold with detached double garage.

### **GROUND FLOOR**

#### **Atrium And Reception**

uPVC double glazed main entrance doors with matching side panels to front. uPVC double glazed casement window and gable window to front. uPVC double glazed French doors with far-reaching views of woodland and countryside to rear and matching full length side panels. 1/2 turn staircases with toughened glass balustrades to 1st and lower ground floors. Vaulted 3 storey high atrium ceiling with inset spotlights. 4 tubular vertical radiators. Grey marble effect laminate flooring. Brushed steel electrical fitments.

#### **Bedroom 4**

uPVC double glazed window to side. uPVC double glazed sliding patio doors with far-reaching views to rear. Grey marble effect laminate flooring. Ceiling spotlights. Brushed steel electrical fitments. Wired for wall mounted television. Oak double doors to reception room. Internal Oak panelled door to..



### **En-suite shower room**

uPVC double glazed window to front. Fitted three-piece suite in white comprising close coupled w.c with push button flush and enclosed cistern and wash basin with waterfall tap set in vanity unit. Double shower cubicle with rainstorm shower, hair wash spray and tiled surround. Vertical radiator. Extractor fan. Ceiling spotlights. Fully tiled walls. Tiled floor.

### **Bedroom 5**

2 uPVC double glazed windows to front. Two radiators. Brushed steel electrical fitments. Wired for wall mounted television. Inset ceiling spotlights. USB charging points. Oak panelled doors to atrium reception room and..

### **Jack And Jill Shower Room**

uPVC double glazed window to side. Fitted three piece suite in white comprising close coupled w.c with push button flush and enclosed cistern and wash basin with waterfall tap set in vanity unit. Shower cubicle with rainstorm shower and hair wash spray. Extractor fan. Inset ceiling spotlights. Vertical radiator. Grey marble effect flooring.

### **Bedroom 6**

uPVC double sliding patio doors with far-reaching views over woodland and countryside to rear. Two tubular radiators. Inset ceiling spotlights. Brushed steel electrical fitments. Wired for wall mounted television. USB charging points. Oak panelled door to atrium reception.

### **Cloakroom**

uPVC double glazed window to front. Two piece suite in white comprising close coupled w.c with push button flush and pedestal hand wash basin with waterfall tap. Vertical radiator. Marble effect laminate flooring. Inset ceiling spotlights. Oak panelled door to atrium reception.

### **LOWER GROUND FLOOR.**

### **Family/ Play Room**

uPVC double glazed bi-folding doors to side garden. Grey marble effect laminate flooring. 4 tubular radiators. Inset ceiling spotlights. Brushed steel electrical fitments. Smoke alarm. Oak panelled double doors to..

### **Cinema Room**

Inset ceiling spotlights. Wired for cinema projector. Brushed steel electrical fitments. Tubular radiator. Smoke alarm.

### **FIRST FLOOR**

Fully open plan contemporary living space with far reaching views to the rear, connecting living room with balcony kitchen / dining room as follows..

### **Lounge Area**

uPVC double glazed French doors with full length side panels to rear balcony. Full length uPVC double glazed window with two full length uPVC double glazed doors. Gallery area overlooking atrium / hallway with toughened glass balustrade. Tubular vertical radiators. Toughened glass floor looking into ground floor reception. Brushed steel electrical fitments. Wired for wall mounted television. Inset ceiling spotlights. Marble effect laminate flooring. Open access to..

### **Kitchen/ Breakfast/ Dining Room**

2 uPVC double glazed windows to front. Full length uPVC double glazed window and two doors with Juliet balcony. Fully fitted contemporary kitchen with central breakfast island finished with light grey high gloss handleless doors and complimentary quartz worktops with upstands. Integral oven, grill, microwave with conventional oven, full length fridge, full length freezer, induction hob, extractor hood, dishwasher and two wine coolers. Brushed steel electrical fitments. Inset ceiling spotlights. Smoke alarm. Grey marble effect laminate flooring.

### **Utility Room**

uPVC double glazed window to front. Fitted wall mounted and base units finished with light grey doors with brushed steel handles. Quartz effect worktops. Stainless steel sink unit with mixer tap. Recess for fridge freezer. Plumbed for washing machine. Space for tumble dryer. Brushed steel electrical fitments. Inset ceiling spotlights. Oak panelled door to living room. Double Oak panelled doors to illuminated airing cupboard housing wall mounted gas central heating boiler, hot water tank and electrical consumer unit.

### **Cloakroom**

uPVC double glazed window to front. Fitted two piece suite in white comprising close coupled w.c with push button flush and enclosed cistern, hand wash basin with waterfall tap set in vanity unit. Part tiled walls. Vertical radiator. Marble effect laminate flooring. Inset ceiling spotlights. Oak panelled door to living area.

## **SECOND FLOOR**

### **Landing**

Half turn staircase with toughened glass balustrade to 1st floor. Vaulted ceiling. Smoke alarm. Inset ceiling spotlights. Radiator. Oak panelled doors to 2nd floor rooms.

### **Master Bedroom Suite**

This section of the property has far reaching views over countryside, woodlands and local area, combining a sitting area/ study, bedroom, dressing room and ensuite bath and shower room as follows..

### **Study/ Sitting Room**

uPVC double glazed full length window to rear. 2 radiators. Wired for wall mounted television. Brushed steel electrical fitments. Vaulted ceiling. Oak panelled door to landing. Double Oak panelled doors to..

### **Bedroom 1**

Full length uPVC double glazed window with two uPVC double glazed doors with Juliet balcony to rear. Two radiators. Vaulted wood beam ceiling. Inset ceiling spotlights. Brushed steel electrical fitments. Wall mounted thermostat. Wired for wall mounted television. Oak panelled doors to ensuite and..

### **Dressing Room**

Vaulted ceiling. Inset ceiling spotlights. Brushed steel electrical fitments. Radiator.

### **Ensuite Bath And Shower Room**

uPVC double glazed full height gable window with two doors and Juliet balcony to front. Vaulted ceiling with inset spotlights. Extractor fan. Fitted four piece suite in white comprising close coupled w.c with push button flush and enclosed cistern. Freestanding roll top bath with mixer tap and hair wash spray. Double sink unit with mixer taps set in vanity unit, double shower cubicle with rainstorm shower and hair wash spray. Grey marble effect tiled floor and walls.

### **Bedroom 2**

uPVC double glazed full length window and two doors with Juliet balcony and far reaching view of the countryside, woodland and local area to rear. Two radiators. Vaulted ceiling. Inset ceiling spotlights. Brushed steel electrical fitments. Wired for wall mounted televisions x 2. USB charging points.

### **Bedroom 3**

Full height uPVC double glazed gable window with two doors and Juliet balcony to front. Vaulted ceiling. Inset ceiling spotlights. Brushed steel electrical fitments. Wired for wall mounted television. Two radiators. USB charging points.

## Family Bath & Shower Room

2 uPVC double glazed windows to side. Vaulted wood beam ceiling with inset spotlights. Fitted four piece suite in white comprising close coupled w.c with push button flush and enclosed cistern. Wash hand basin with waterfall tap set in wall hung vanity drawer unit, Jacuzzi bath with mixer tap and hair wash spray. Double shower cubicle with rainstorm shower and hair wash spray. Grey marble effect tiled floor. Part tiled walls. Vertical radiator. Extractor fan.

## EXTERIOR

The property will be completed to include fully landscaped front, side and rear gardens. Laid with block paved and flagstone patio areas and lawns. Finished with stainless steel and toughened glass balustrades overlooking far-reaching view of woodland, countryside and local area.

Detached double garage: (to be constructed.)

Tiled pitched roof. Electronic remote control up and over vehicular door. 2 uPVC double glazed windows to side. uPVC double glazed sliding patio doors to rear garden. Electric light. Power points.

To be sold with Planning Permission for a swimming pool. The pool will not be included in the sale

\*Please note that the barn building to the right hand side is soon to be demolished and developed into an executive style property\*

## Predicted Energy Assessment

Predicted Energy Efficiency Rating: 88 B

Predicted Environmental Impact: 86 B

## Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [bcb@petermorgan.net](mailto:bcb@petermorgan.net) (fees will apply on completion of the mortgage).

## General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

## Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains water, mains gas, mains drainage

## Current council tax banding

Not Specified

## Current heating type

Gas

## Tenure

Freehold











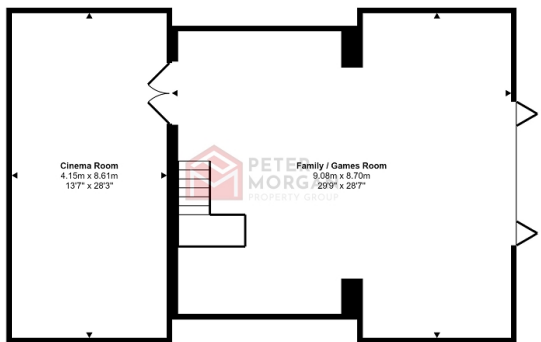






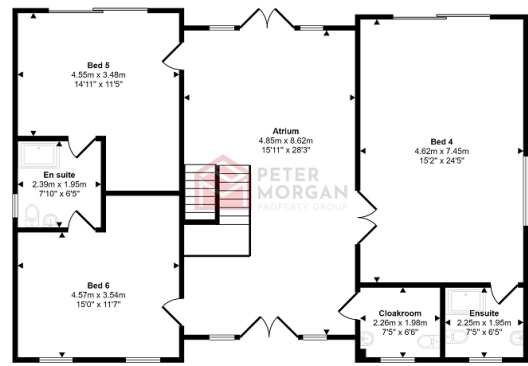


Abergarw Meadow, Brynmenyn, Bridgend, Bridgend County, CF32 8YG



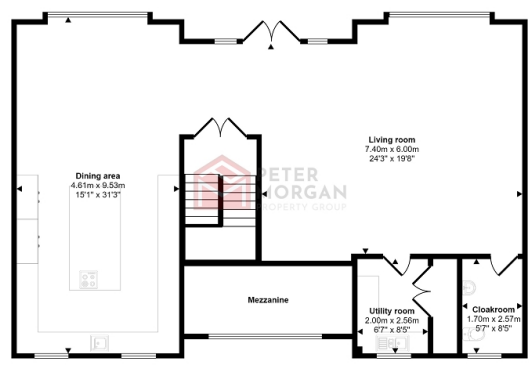
Lower Ground Floor  
Approx 110 sq m / 1183 sq ft

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.



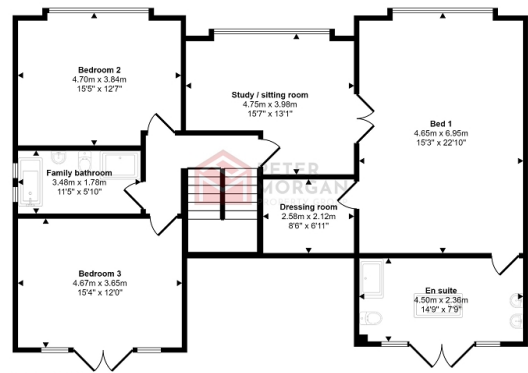
Ground Floor  
Approx 130 sq m / 1396 sq ft

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First Floor  
Approx 119 sq m / 1282 sq ft

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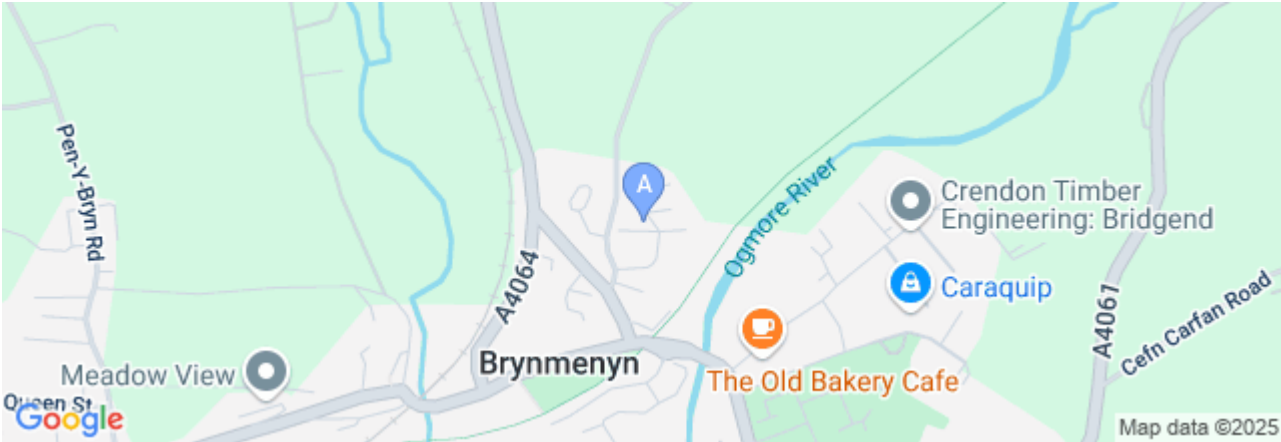
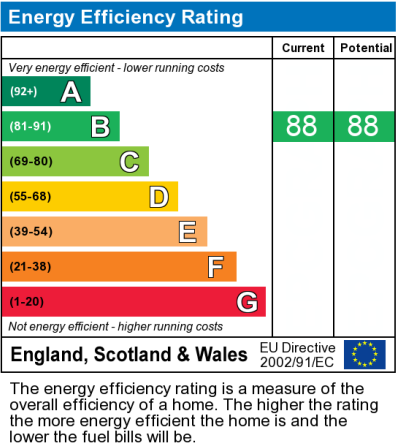


Second Floor  
Approx 119 sq m / 1273 sq ft

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

<div>Neath</div> <div>Hub</div> <div>npt@petermorgan.net lettings@petermorgan.net</div> <div>33-35 Windor Road, West Glamorgan SA11 1NB</div>	<div>Neath</div> <div>Financial Services</div> <div>team@pmfinancial.net</div> <div>The Mortgage House, 5 The Ropewalk, Neath SA11 1EW</div>	<div>Bridgend</div> <div>Sales Hub</div> <div>bcb@petermorgan.net</div> <div>16 Dunraven Place, Mid Glamorgan CF31 1JD</div>	<div>Talbot Green</div> <div>Hub</div> <div>talbotgreen@petermorgan.net lettingstg@petermorgan.net</div> <div>Ty Gwyn, 38 Talbot Road Talbot Green, Pontyclun CF72 8AF</div>	<div>Carmarthen</div> <div>Hub</div> <div>carmarthen@petermorgan.net lettingscm@petermorgan.net</div> <div>21 Bridge Street, Carmarthen SA31 3JS</div>	<div>Cardiff</div> <div>Hub</div> <div>cardiff@petermorgan.net lettingscd@petermorgan.net</div> <div>144 Crwys Road, Cathays Cardiff CF24 4NP</div>
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# PETER MORGAN



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## Bridgend County Branch

16 Dunraven Place, Bridgend. CF31 1JD

bcb@petermorgan.net

VAT No : **821850148**

**www.petermorgan.net**  
**03300 563 555**



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