



 5  4  3

Abergarw Meadow, Brynmenyn Bridgend

£725,000



01656 657201
bridaend@peteralan.co.uk



About the property

A substantial, immaculately presented five bedroom detached executive home built in 2020 offered for sale in Abergarw Meadow. The property is situated within close proximity to the M4 corridor, Bryngarw Country Park and other amenities. Internally the property comprises entrance hall, lounge, sitting room, cloakroom, kitchen/diner with bi fold doors and utility room to the ground floor. To the first floor are three bedrooms with two ensuites plus family bathroom. To the second floor are two further bedrooms and bathroom. To the front of the property is a garden laid to artificial turf with side access leading to enclosed landscaped garden laid to patio and artificial grass further benefiting from a beautiful water feature. This property provides high standard fixtures, fittings and decor and internal viewing is highly recommended. Further benefits of the property are a balcony and open plan living offering fantastic family living plus a garage with an electric door. For further information, please contact us in the branch on 01656 657201 or book 24/7 online.

Accommodation













This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.