

# KEY

EXECUTIVE

SALES



**Guide Price £600,000 , Abergarw Meadow, Brynmenyn, Bridgend CF32 8YG**



- **Three Storey Executive Home**
- **Immaculately Presented and Finished Throughout**
- **Stunning Family Home**
- **Five Large Bedrooms and Four Bath/Shower Rooms**
- **Over 3000 Sq Ft**
- **Convenient Location for Transport Links, Leisure Centre, Cycle Track, Country Park and Schools**
- **Landscaped Rear Wrap Around Garden With Garden Room**
- **Contemporary Designed Living Space**

### **First Floor**

Ascending to the first floor, the landing hosts built-in storage cupboards and a luxurious family bathroom with shower and bath facilities. Three expansive bedrooms, with built-in storage solutions, reside on this floor. The main bedroom, a testament to luxury living, is equipped with a spacious ensuite, shower facilities, and ample storage.

### **Second Floor**

The topmost floor introduces two additional voluminous rooms adorned with rustic wooden beams, seamlessly blending classic aesthetics with contemporary design. Another bathroom with shower facilities ensures functionality and luxury. In essence, Abergarw Meadow is more than a residence—it's a statement of luxury and modern living in the heart of Bridgend.

### **Outside**

The garden unfolds as a private sanctuary, with expansive lawns, delicate flower beds, and a secluded patio area—ideal for al fresco dining or evening gatherings. An external summer house with electrical provisions is ready for transformation into a home office or entertainment hub.

### **Additional Information**

Type of home: Detached House  
 Tenure: Freehold  
 Council tax band: H  
 EPC Rating - B ( 88 )  
 Borough: Bridgend

### **Area Guide**

Nestled in the picturesque county of

Bridgend, Brynmenyn is a hidden gem exuding charm and modernity, a short distance from the bustling town of Bridgend. Known for its verdant landscapes, serene pathways, and a harmonious blend of historical landmarks and contemporary amenities, Brynmenyn is a haven for families and professionals. With a strong sense of community, local events, and easy access to dining, shopping, and recreational venues, Brynmenyn celebrates Welsh heritage while embracing modern living. Its strategic location offers the dual advantage of tranquillity and connectivity, making it one of the most sought-after locales in Bridgend.

Schools: Brynmenyn, within the county of Bridgend, is renowned for its commitment to education, boasting schools catering to diverse academic and extracurricular needs. The local schools emphasize holistic growth, consistently receiving commendations for their curricular and co-curricular achievements. Families benefit from proximity to Bridgend Town itself and broader Bridgend County, ensuring access to renowned educational establishments and ample choices for their children's needs.



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

++++Guide Price £600,000 - £625,000++++

Nestled within the heart of the contemporary Abergarw Meadow estate in Brynmenyn, Bridgend, Abergarw Meadow is a stunning example of modern architecture seamlessly blending cutting-edge designs with timeless sophistication. This five-bedroom detached residence boasts a distinctive allure, featuring avant-garde architectural elements, expansive glass facades, and sleek grey renderings meticulously crafted to infuse natural light and harmonize with its surroundings.

Upon arrival, a spacious driveway leads to an integrated garage, promising both convenience and security. The imposing entrance opens into a grand central hall, providing an immediate sense of the property's expansiveness.

A sophisticated downstairs shower room/WC is conveniently located, ensuring privacy for guests. To the left, the living room awaits—a monumental space exuding comfort and luxury. Double doors elegantly frame a view of the lush rear garden, inviting you to the serenity outdoors.

On the opposite side, the kitchen and dining area exude an atmosphere of modern sophistication. The open-plan dining room, marked by a chic breakfast bar, accommodates lavish dinner parties, while the kitchen showcases modern efficiency with pristine white finishes, top-tier integrated appliances, and ample storage. Adjacent is a utility room designed for functionality, featuring ample cabinets and spaces tailored for essential devices. The large internal garage leads off from the Kitchen provided ample and easily accessible storage.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Key Executive Sales

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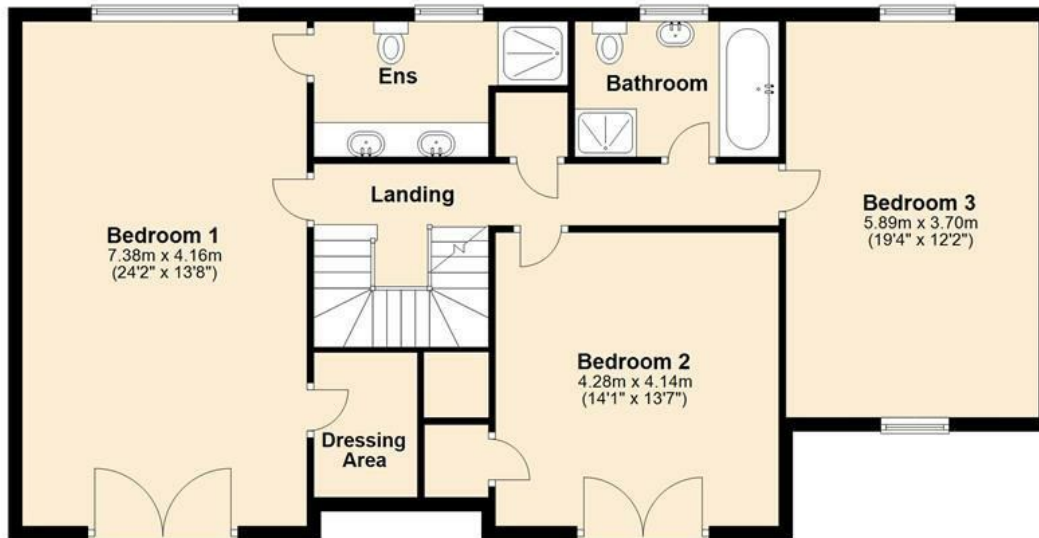
### Ground Floor

Approx. 102.7 sq. metres (1105.8 sq. feet)



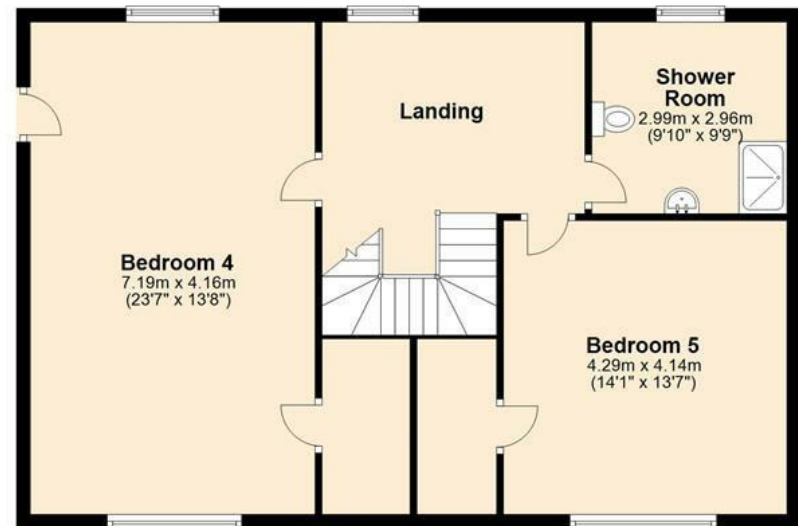
### First Floor

Approx. 103.1 sq. metres (1109.4 sq. feet)



### Second Floor

Approx. 80.8 sq. metres (870.0 sq. feet)



Total area: approx. 286.6 sq. metres (3085.1 sq. feet)