



, Abergarw Meadow, Brynmenyn CF32 8YG







- Stunning panoramic views over countryside and woodland
- · Beautiful Open-plan kitchen, dining & living area with built in Media Wall
- Large Bi-fold Kitchen Door Leading to Balcony
- Luxurious Vaulted Master Suite With Balcony, Dressing Room and En-suite
- Perfect Layout Multi-generational Home
- Prime location near top schools, park, M4, and **Designer Outlet**

Entringed n central Staircase and not be son to be son t The property is approached via an oversized x exalt hung wash hand basin with chrome mixer tap UPVC composite double from door with opaque set above a white gloss vanity unit. Finished with glazed vision panels, opening into a spacious tiled splash backs, wood-effect tiled flooring, and entrance vehicules of the work and an applications of the panels of the control of the c

ceilings with inset LED spotlighting, complemented by large-format marble-effect tiled the room. flooring. An Ariston internal lift shaft provides access to the first floor, while oak doors lead to all principal ground floor rooms. An alarm control panel is neatly positioned to the wall.

Utility Room

14'3 x 6'7 (4.34m x 2.01m)

A generously sized utility room fitted with a range Finished with skimmed walls and ceiling, inset of wall and base units set beneath a guartz-effect LED spotlighting, fitted carpet, and a wallworktop with matching upstand. Features include mounted radiator. a 1.5 bowl sink and drainer, ample space for both a washing machine and tumble dryer, and useful full-height larder cupboards providing additional storage. A UPVC half-glazed pedestrian door opens to the side elevation, alongside a UPVC double-glazed window allowing natural light. The room benefits from skimmed walls and ceiling, large-format tiled flooring to match the kitchen, a fitted radiator, and an oak door leading through to the garage.

Living Room/Bedroom Three

19'1 x 18'11 (5.82m x 5.77m)

A spacious and versatile room enjoying excellent natural light through UPVC double-glazed patio doors that open onto the rear terrace,

complemented by additional UPVC windows to the side. The room features an attractive media wall incorporating a flush-mounted electric logeffect fire with provision for an inset television above. Finished with skimmed walls and ceiling, wood-effect flooring, and fitted radiators throughout. An oak door provides access to ensuite bathroom two

Suite Bathroom Three

9'2 x 6'4 (2.79m x 1.93m)

A contemporary three-piece suite in white comprising a full-length paneled bath with chrome mixer tap, integrated shower, handheld

oak open-tread staircase with glass balustrade. spotlighting. A UPVC double-glazed window to The analigar salianger with valiated for Acacassation provides natural light, while a wall-mounted chrome heated towel rail completes

Bedroom Four

20'1 x 13'5 (6.12m x 4.09m)

A well-proportioned double bedroom with a UPVC double-glazed window overlooking the rear elevation. This versatile space could also serve as an additional reception room if desired.

Bedroom Five

14'3 x 15'5 (4.34m x 4.70m)

A generously sized double bedroom positioned to the front of the property, featuring a UPVC double-glazed window to the front elevation. Finished with smooth skimmed walls and ceiling, inset LED spotlighting, fitted carpet, and a wallmounted radiator. The room also benefits from a built-in closet providing convenient storage.

Jack & Jill Bathroom Four

8'0 x 6'7 (2.44m x 2.01m)

A beautifully appointed wet room-style suite comprising a walk-in shower with chrome fittings, rainfall shower head, and separate handheld attachment, enclosed by a glazed and chromeframed screen. Includes a low-level dual flush WC and a wall-hung wash hand basin with chrome mixer tap set above an underset vanity unit. Finished with coordinating tiled walls and flooring, a UPVC double-glazed opaque window to the side elevation, and an LED touch-screen mirror. Further features include skimmed walls and ceiling with inset chrome spotlighting, and a wall-mounted chrome heated towel rail.

Landing

14'8 x 18'10 (4.47m x 5.74m)

The first floor is approached via a straight, opentread oak staircase leading to a bright and







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An exceptional opportunity to acquire this 3,700 sq. ft. detached home, perfectly positioned within an exclusive collection of executive residences. Elevated above the surrounding landscape, it enjoys stunning panoramic views of the countryside, woodland, and local area — offering a true sense of space, privacy, and prestige.

Ideally located for highly regarded schools, Bryngarw Country Park, cycle trails, and a range of sports and leisure facilities, this property also provides easy access to the M4 (Jct 36) and the nearby McArthur Glen Designer Outlet. A perfect base for families or professionals seeking refined living with outstanding convenience.

The accommodation spans three beautifully designed levels, complemented by a bespoke two-person glazed lift linking the ground and first floors. The ground level features a welcoming entrance hall, utility room, integrated garage, and three spacious double bedrooms — including one with an en suite and two sharing a stylish Jack & Jill bathroom. A feature open-tread staircase leads to a galleried landing, opening into an impressive open-plan kitchen, dining, and living area with bi-fold doors extending onto a decked balcony terrace — perfect for entertaining or relaxing. A separate sitting room, study, and WC complete this versatile floor.

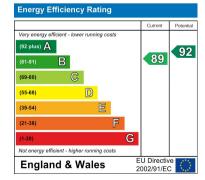
The top floor offers the luxurious master suite with dressing area and en suite, alongside another generous en suite bedroom — both with private covered balconies capturing farreaching views across the landscape.

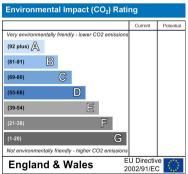
Externally, the home provides ample off-road parking, an integrated garage, and a low-maintenance, private rear garden designed for peace and seclusion. Every detail has been thoughtfully finished to a high specification, combining modern functionality with elegant design.

A truly remarkable home that must be seen to be appreciated — contact us today to arrange your exclusive viewing.







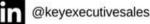


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Bath 2.51 m x 1.84 m

Sedroom 5.88 m x 5.58 m

Laundry 4.57 m x 1.56 m

Laundry 4.57 m x 1.56 m

Garage 4.51 m x 6.03 m

Floor 1

TOTAL: 336 m2

FLOOR 1: 111 m2, FLOOR 2: 130 m2, FLOOR 3: 95 m2 EXCLUDED AREAS: GARAGE: 23 m2, FIREPLACE: 1 m2, BALCONY: 29 m2, WALLS: 23 m2