



KEY
EXECUTIVE
SALES

£750,000

, 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

700 sq. ft. detached executive home

Entrance Hall
90' x 180' (2.74m x 5.49m)
The property is approached via an oversized UPVC composite double front door with opaque glazed vision panels, opening into a spacious entrance vestibule centred around an impressive oak open-tread staircase with glass balustrade. The large garage with interior access, ceilings with inset LED spotlighting, complemented by large-format marble-effect tiled 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 of wall and base units set beneath a quartz-effect worktop with matching upstand. Features include 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 log-effect 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 en-suite 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

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. Finished with skimmed walls and ceiling, inset LED spotlighting, fitted carpet, and a wall-mounted radiator.

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 wall-mounted 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 chrome-framed 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, open-tread 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 far-reaching 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.

Key Executive Sales

02920 489 000 | info@keyexecutivesales.co.uk | www.keylet.co.uk | 117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE
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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



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