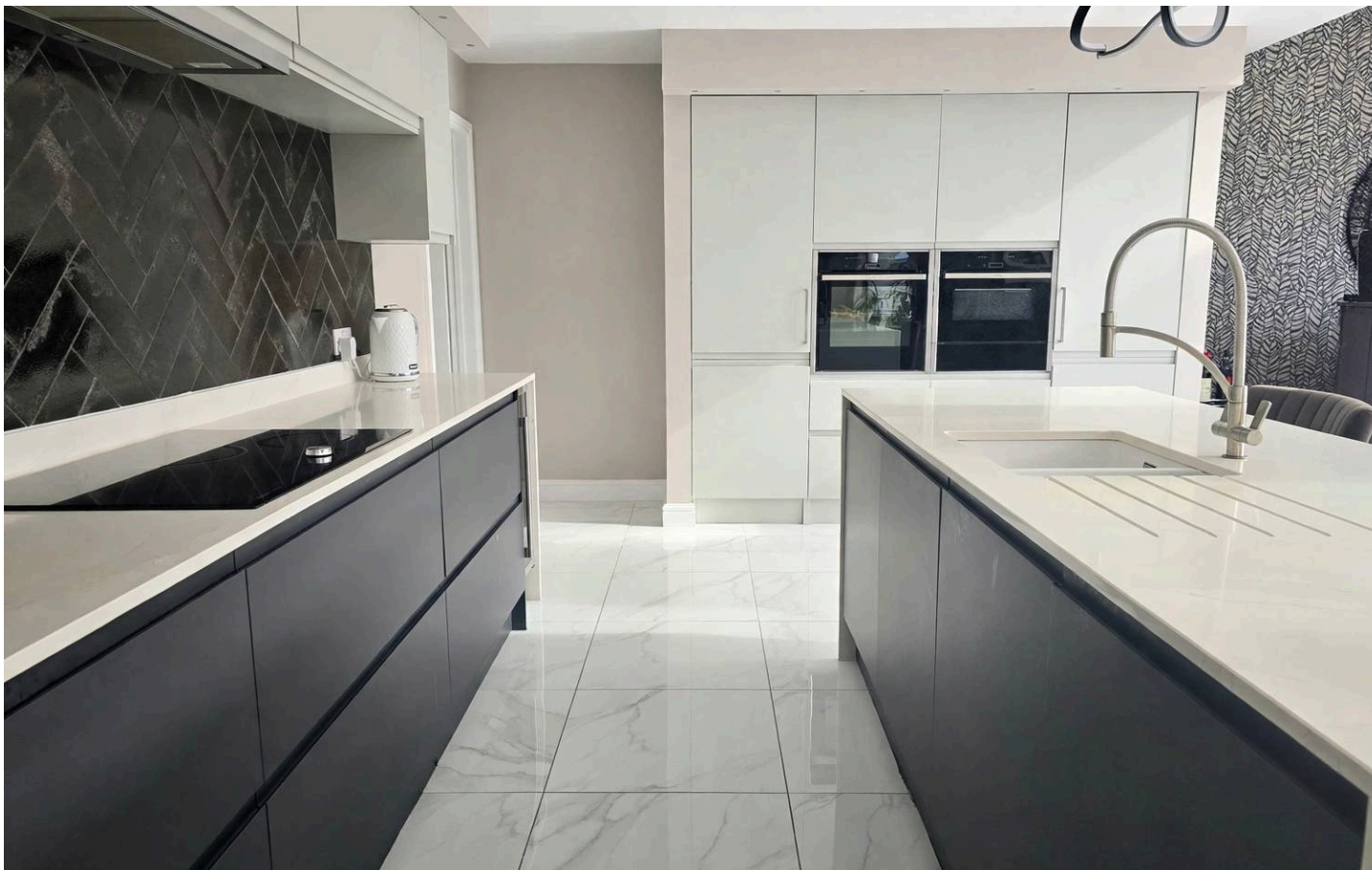




6 Abergarw Meadow, Brynmenyn

Bridgend

£775,000



6 Abergarw Meadow

Brynmenyn, Bridgend

Impressive five-bed detached home over three floors in Abergarw Meadow, Brynmenyn. Modern luxury, spacious living, near country park and M4. Ready to move in. Early viewing advised.

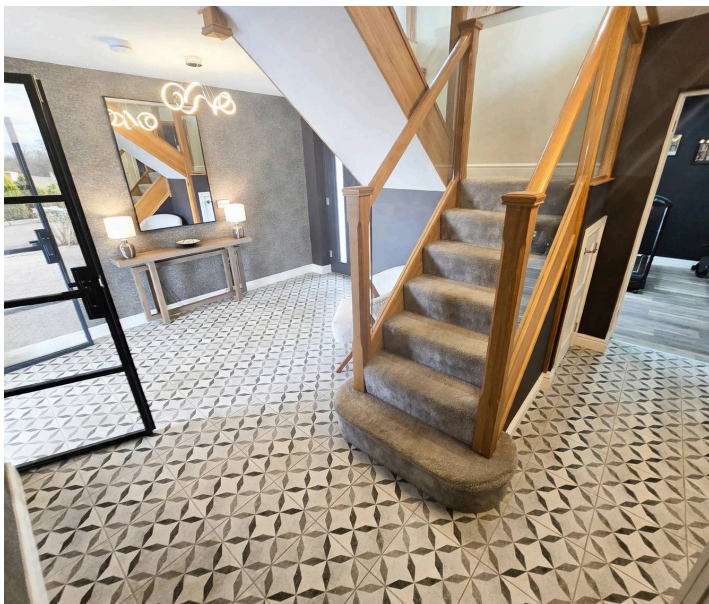
Council Tax band: H

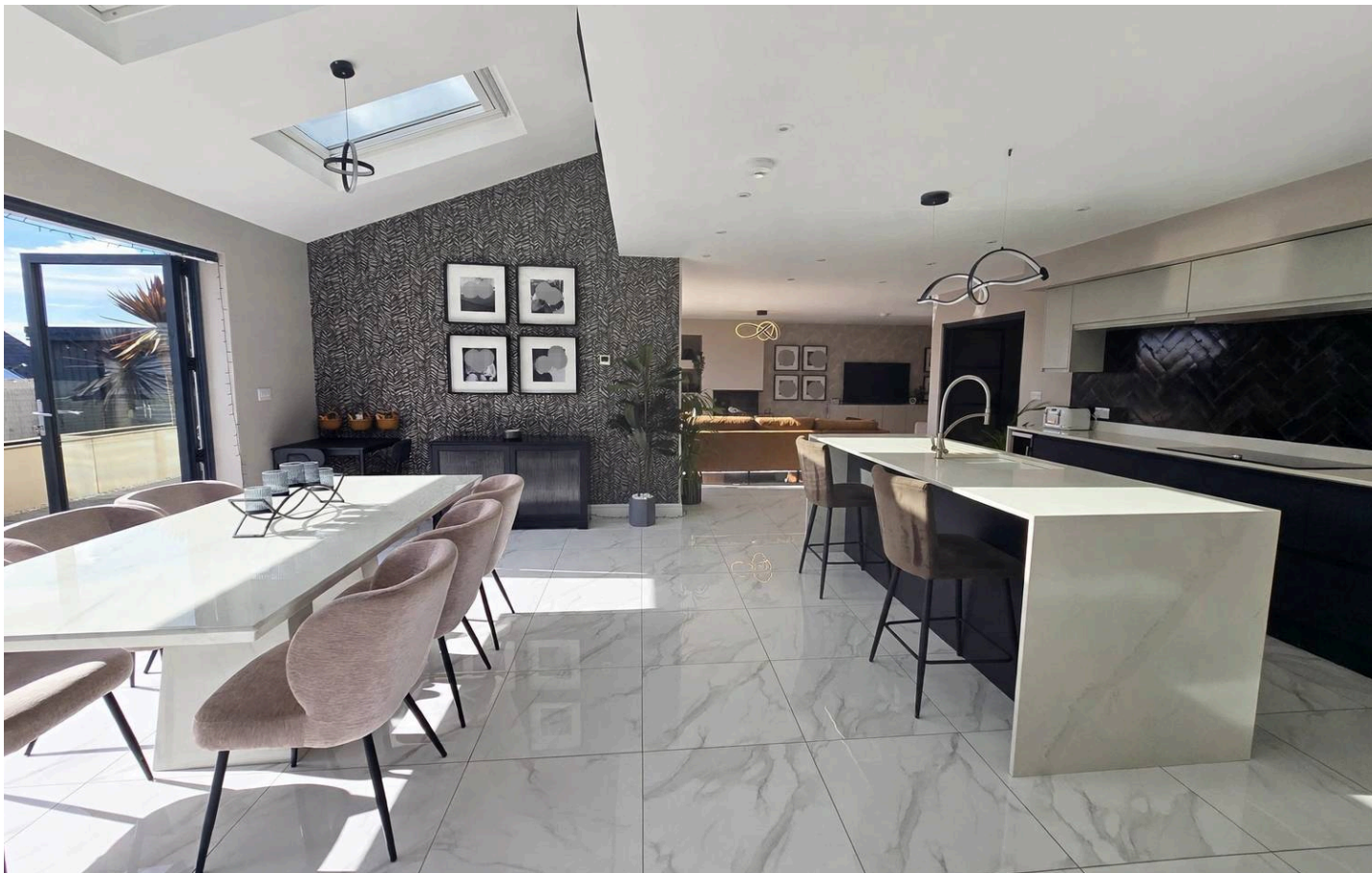
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Impressive Detached Executive Home Situated Over Three Levels
- High Specification Finish Throughout, Ready To Move Straight In
- Five Double Bedrooms, Perfect For Versatile Living/Growing Families
- Located In The Sought After Abergarw Meadow Development, Brynmenyn
- Ensuite And Dressing Room To Primary Bedroom
- Two Bathrooms And Downstairs Cloakroom
- Exceptional Open Plan Lounge/Kitchen/Family Room With Bi-Folding Doors To Rear Garden
- Situated Just A 5 Minute Walk From Bryngarw Country Park & Adjacent To The Taff Trail Cycle Path
- Short Drive From J36 Of The M4 Corridor, Ideal For Commuters
- South Facing Rear Garden, VIRTUAL TOUR AVAILABLE





Entrance Hallway

Enter into a beautifully presented entrance hallway via an obscured composite door with obscured side glass panel, plastered ceiling, plastered walls with feature papered walls, tiled floor with underfloor heating, staircase leading to first floor with understairs storage, doors leading into all ground floor rooms.

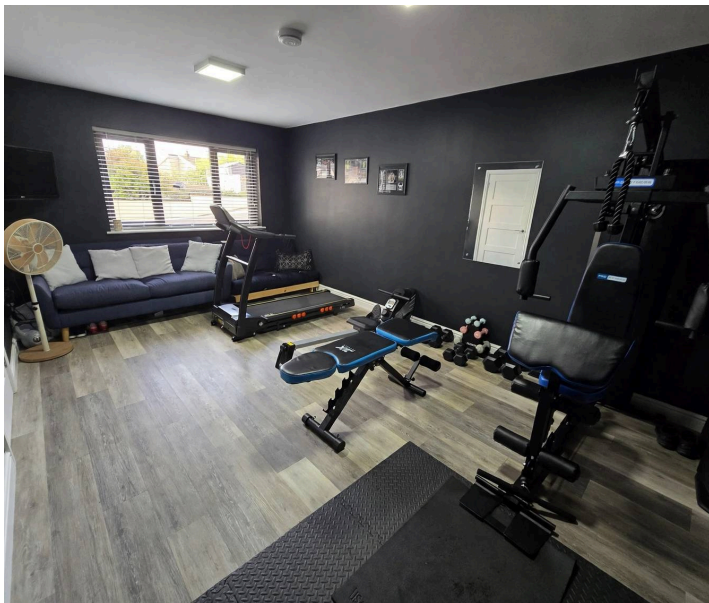
Reception Room Two

17' 7" x 10' 10" (5.35m x 3.29m)

Currently being used as a Gym however a great versatile room which can accommodate being a cinema/snug room, playroom, home office, hobby room/games rooms. UPVC double glazed window to side aspect, plastered ceiling, plastered walls, laminate flooring with underfloor heating.

Open Plan Lounge/Kitchen/Family Room

Two Large Bi-folding doors to rear aspect with electric blinds, three vaulted ceiling Velux windows also including electric blinds and a remote to open/close. Plastered ceiling, plastered walls with feature papered walls, tiled flooring with underfloor heating (excluding pantry), tiled splashback, a range of matching wall and base units with granite worksurfaces, Central island with ceramic sink and space for four bar stools, Integral appliances include Neff steam oven and Neff combination oven, grill and microwave, an Samsung induction hob, extractor hood, two wine coolers and full height fridge and freezer, dishwasher and integral draw for recycling bins. A large area for dining table and chairs to enjoy family gatherings or hosting for family/friends. Adjoining the Kitchen/Family room is a spacious bright and airy Lounge, perfect for cosy evenings, offering an outstanding open place living space, comprising UPVC double glazed window to front aspect, a real flame contemporary gas fire.





Utility Room

11' 2" x 5' 7" (3.40m x 1.69m)

UPVC double glazed obscured window to side aspect, plastered ceiling with spot lights and extractor fan, plastered walls, tiled flooring with underfloor heating, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for tumble dryer, door leading into walk in Pantry.

Landing

An impressive gallery landing comprising UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, cast iron radiator. doors leading into all first floor rooms.

Primary Bedroom

17' 1" x 13' 6" (5.20m x 4.12m)

Tall UPVC double glazed window allowing plenty of natural light to seamlessly flow into the Primary bedroom with electric blind on remote, plastered ceiling, plastered walls, fitted carpet, cast iron radiator, door leading into en-suite, dual open jack and jill effect entrance into the walk in wardrobe.

Walk In Wardrobe

14' 2" x 9' 7" (4.33m x 2.93m)

UPVC double glazed window to front aspect, plastered ceiling, plastered walls, fitted carpet, radiators, wardrobes to remain.

En-Suite

9' 3" x 6' 3" (2.83m x 1.90m)

UPVC double glazed obscured window to rear aspect, plastered ceiling with spot lights and extractor fan, plastered walls, tiled splashback, tiled flooring, three piece suite comprising low level WC, double ceramic sinks inset within vanity unit offering ample storage, walk in shower cubicle with mains waterfall power shower, cast iron radiator.

Bedroom Two

12' 4" x 12' 3" (3.76m x 3.73m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, cast iron radiator, door leading into walk in wardrobe.





Bedroom Two

12' 4" x 12' 3" (3.76m x 3.73m)

UPVC double glazed window to rear aspect, plastered ceiling, plastered walls, fitted carpet, cast iron radiator, door leading into walk in wardrobe which is currently being used as a bedroom space.

Family Bathroom

10' 8" x 8' 10" (3.26m x 2.68m)

Generously sized family bathroom offering luxury and modern decor. UPVC double glazed obscured window to side aspect, plastered ceiling with spot lights and extractor fan, plastered walls, tiled splashback, tiled flooring, four piece suite comprising low-level WC, ceramic sink inset within vanity unit offering storage, freestanding bath with shower facility and walk-in power shower, cast iron radiator.

Bedroom Three

11' 2" x 10' 2" (3.40m x 3.11m)

UPVC double glazed window to side aspect, plastered ceiling, plastered walls, fitted carpet, cast iron radiator, cupboard housing floor mounted Worcester boiler.

Bedroom Four

17' 6" x 15' 0" (5.34m x 4.56m)

Large fourth bedroom with floor to ceiling UPVC double glazed apex window to the rear elevation offering stunning views, Velux window to front aspect, plastered ceiling, plastered walls, fitted carpet, cast iron radiator.



Shower Room

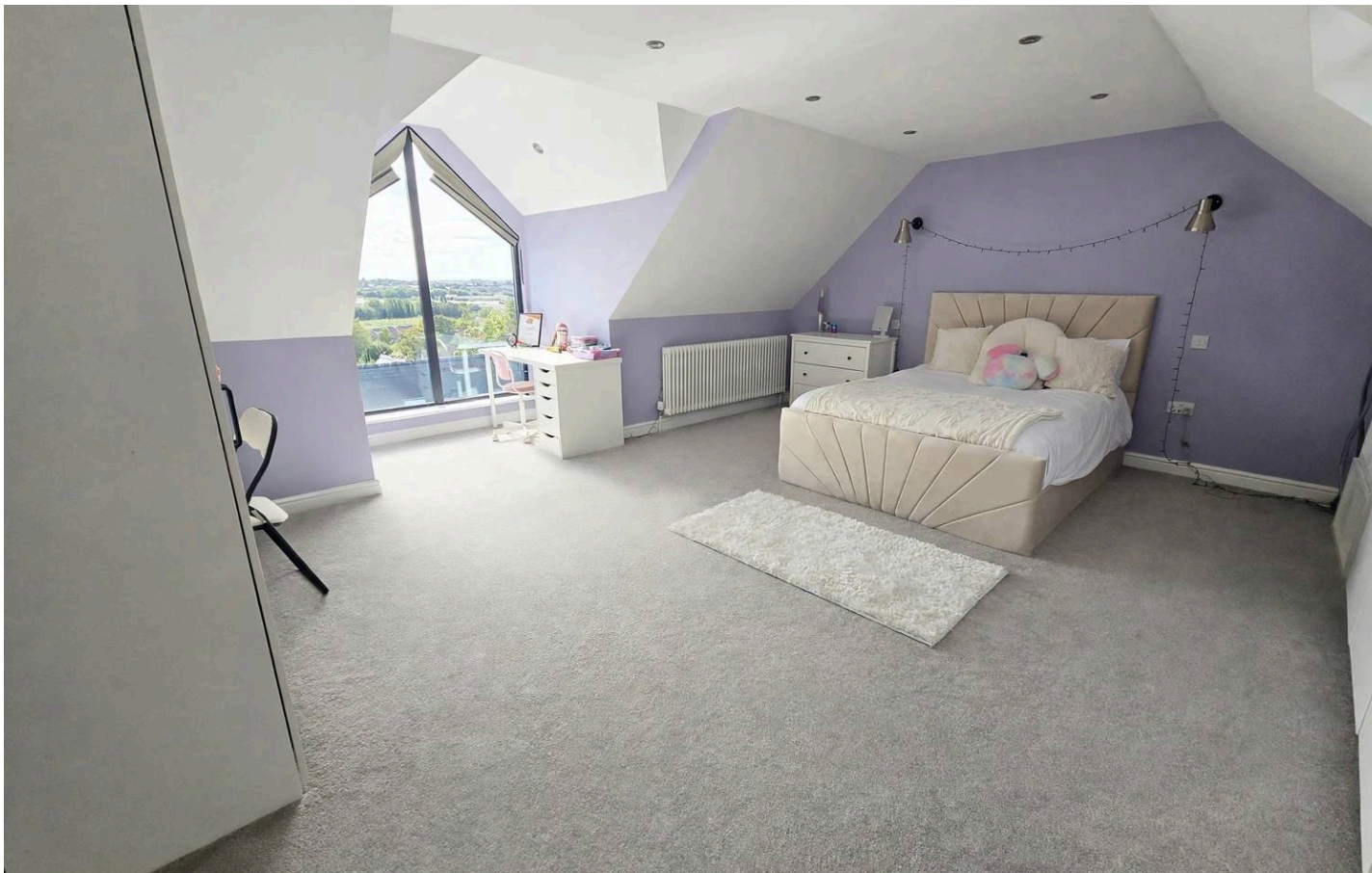
8' 6" x 7' 11" (2.59m x 2.41m)

Velux window to front rear aspect, plastered ceiling with spot lights and extractor fan, plastered walls, vinyl flooring. Featuring a 3-piece suite comprising of a low level WC and sink inset within vanity unit, enclosed shower cubicle with electric shower, cast iron radiator.

Bedroom Five

15' 1" x 12' 6" (4.59m x 3.81m)

A further double bedroom featuring UPVC floor to ceiling apex window to the rear elevation offering views over the surrounding area and velux window to the front elevation. plastered ceiling, plastered walls,



Second Landing

Large UPVC double glazed window to front aspect with electric blind on a remote, plastered ceiling, plastered walls, fitted carpet, cast iron radiator, doors leading into all second floor rooms.

Bedroom Four

17' 6" x 15' 0" (5.34m x 4.56m)

Large fourth bedroom with floor to ceiling UPVC double glazed apex window to the rear elevation offering stunning views, Velux window to front aspect, plastered ceiling, plastered walls, fitted carpet, cast iron radiator.

Shower Room

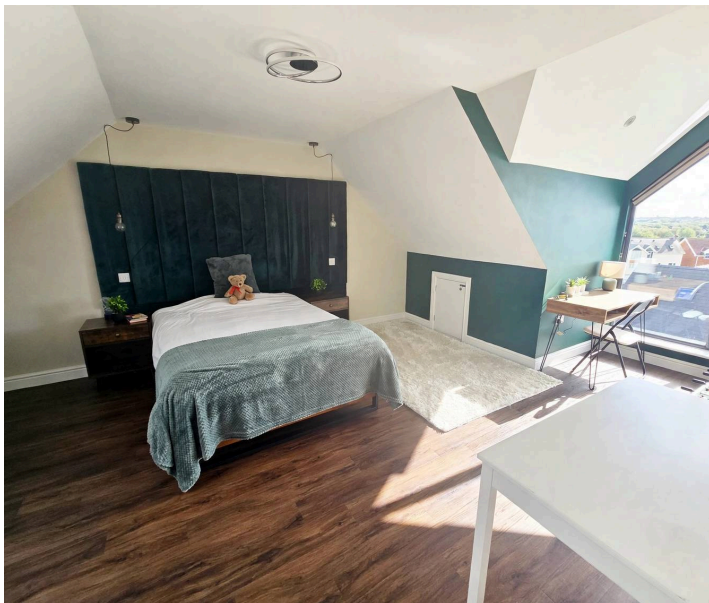
8' 6" x 7' 11" (2.59m x 2.41m)

Velux window to front rear aspect, plastered ceiling with spot lights and extractor fan, plastered walls, vinyl flooring, Featuring a 3-piece suite comprising of a low level WC and sink inset within vanity unit, enclosed shower cubicle with electric shower, cast iron radiator.

Bedroom Five

15' 1" x 12' 6" (4.59m x 3.81m)

A further double bedroom featuring UPVC floor to ceiling apex window to the rear elevation offering views over the surrounding area and velux window to the front elevation. plastered ceiling, plastered walls, fitted carpet, cast iron radiator, Eaves storage cupboard. Emerald Green headboard to remain.



GARDEN

The south facing rear garden can be accessed via both sides of the property via paved pathways and comprises of a large slate effect paved patio, rendered wall with inset planters and steps leading down onto a low maintenance astro-turf garden area with stylish timber fencing surrounding and shed which is fully boarded with electric power supply, this can easily be converted into a home office/summer house. The garden area also benefits from external power sockets, an outside tap and surrounding the house is fitted with external lights

FRONT GARDEN

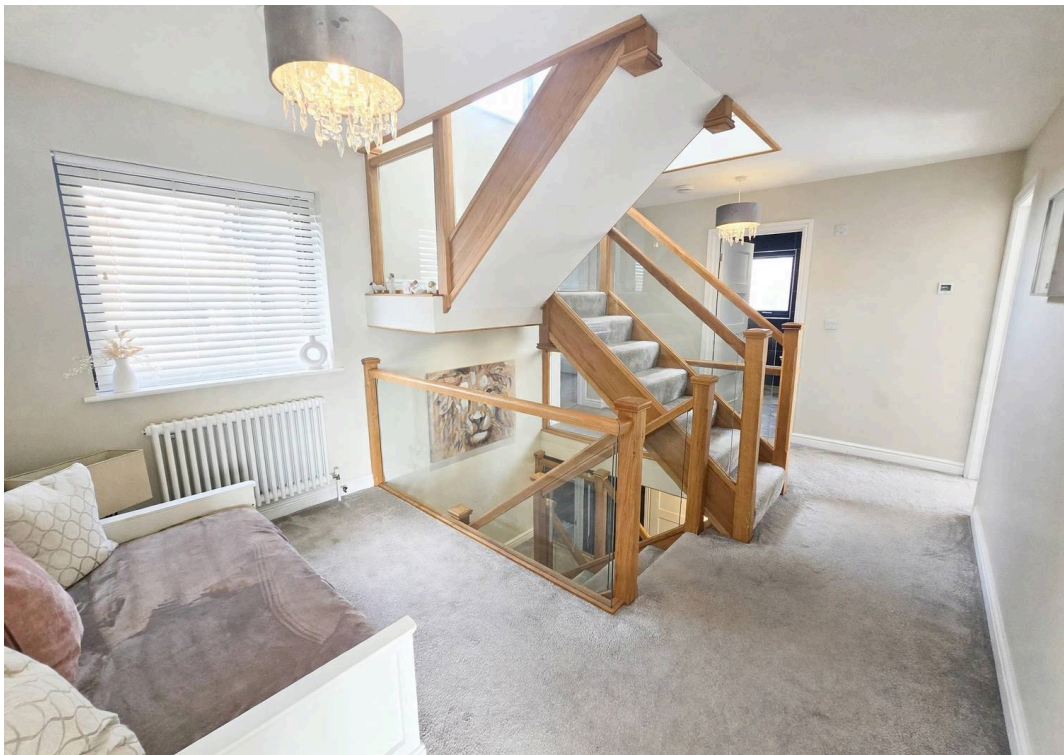
Set off the main road, on a shared private road between five properties, recently tarmac, takes you to the front of the property offering a tarmac driveway for several cars, pathway leading down to front of property, side gate access, external outside lights.

DRIVEWAY

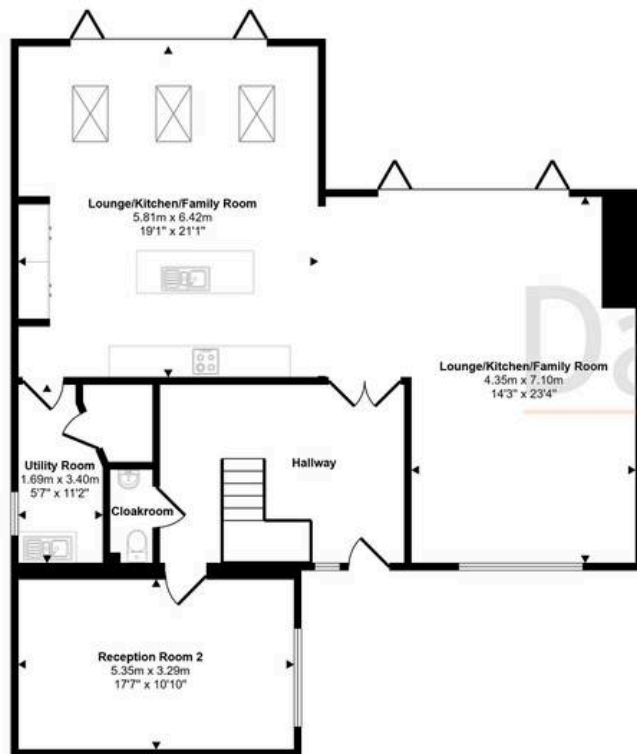
4 Parking Spaces

Set off the main road, on a shared private road between five properties, recently tarmac, takes you to the front of the property offering a tarmac driveway for several cars, pathway leading down to front of property, side gate access, external outside lights.



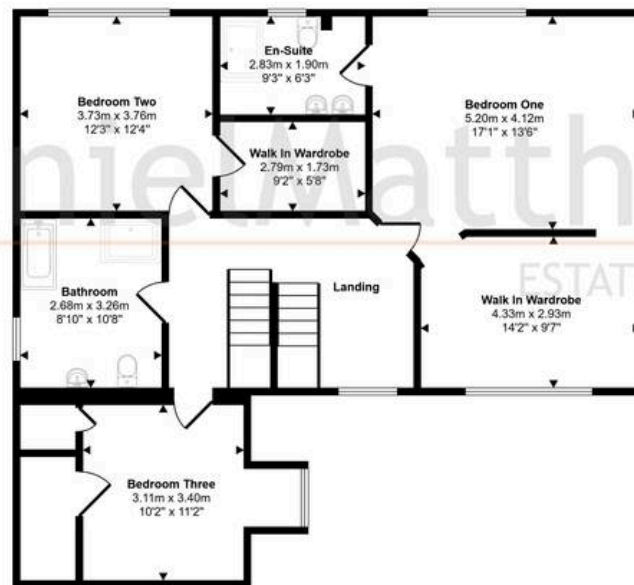


Approx Gross Internal Area
290 sq m / 3118 sq ft



Ground Floor
Approx 121 sq m / 1305 sq ft

□ Denotes head height below 1.5m



First Floor
Approx 104 sq m / 1122 sq ft



Second Floor
Approx 64 sq m / 691 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.



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