



14 Abergarw Meadow

Brynmenyn, Bridgend, CF32 8YG

Offers In Excess Of £785,000

HARRIS & BIRT



An excellent opportunity to purchase this 3,700 sq/ft, detached property situated on a small development of executive style homes in an elevated position with far ranging views from front and rear views over countryside, woodland and the local area. The location is most convenient for schooling, cycle track, Bryngarw Country Park, leisure centre, swimming pool and all other local amenities. Situated just a short drive to the M4 at Jct 36, along with major retail and leisure outlets and McArthur Glen Designer Village.

This fantastic property comprises three storey living, with its own internal two person glazed platform lift that travels between ground and first floor, to a high specification and briefly comprises entrance hall, utility, integrated garage, bedroom three with en suite bathroom, bedroom four and five, both doubles with Jack and Jill bathroom. Attractive open tread stairs lead up to a galleried landing with living/kitchen/dining room situated off, and bi fold doors opening onto a decked balcony terrace. Further sitting room and study, as well as WC to first floor. Stairs lead up to second floor comprising master en suite bedroom, and dressing room, as well as a second en suite bedroom both with their own covered balconies.

The property benefits from far ranging view to both front and rear, plenty of off road parking to front, with integrated garage, as well as easy to maintain rear garden mainly laid to patio, private and secluded to all boundaries.

- Modern circa 3,700 sq/ft Detached Property
- Five Bedrooms
- Integrated Garage & Off Road Parking
- Situated in a Private Spot in this Modern Development
- Open Plan, High Specification Family Living
- Integrated Lift
- Far Ranging Views From Front & Rear
- EPC: B

Accommodation

Ground Floor

Entrance Hall 9'0 x 18'0 (2.74m x 5.49m)

The property is entered via UPVC composite over sized double front door with inset opaque glazed vision panel with an open entrance vestibule with a centralised stairway. Oak open tread staircase with glass fitted balustrade. Fully skimmed walls and ceiling. Inset LED spotlighting. Large form marble effect tiled flooring. Access to Ariston internal lift shaft leading up to first floor. Oak communicating doors to all ground floor rooms. Alarm panel housed to wall.

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

An excellent sized utility with range of fitted wall and base units set under and over a quartz effect worktop with matching upstand. Features include 1.5 sink and drainer. Plenty of space for washing machine and tumble dryer. Good sized larder cupboards. Pedestrian UPVC half glazed door to side. UPVC double glazed with to side elevation. Skimmed walls and ceiling. Matching large form tiled flooring. Fitted radiator. Oak communicating door opens through into garage.

Living Room/Bedroom Three 19'1 x 18'11 (5.82m x 5.77m)

An excellent sized room. UPVC fully glazed patio doors leading out onto rear laid terrace. Further natural light via UPVC double glazed windows. Fully skimmed walls with inset media wall, housing electric log effect wall mounted flush fronted fire and space for inset flush fronted Television. Skimmed walls and ceiling. Wood effect flooring. Range of fitted radiators. Door opens through into suite bathroom two.

Suite Bathroom Three 9'2 x 6'4 (2.79m x 1.93m)

Three piece suite in white comprising full length panelled bath with chrome mixer tap and integrated chrome shower, shower head attachment and separate shower head fitment. Low level dual flush WC. Wall hung wash hand basin with chrome mixer tap and underset white gloss vanity unit. Tiled splashbacks. Wood effect tiled floor. Skimmed walls and ceiling. Inset LED spotlighting. UPVC double glazed window to rear elevation. Wall hung chrome heated towel rail.

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

Another good sized double bedroom. UPVC double glazed window to rear elevation. An adaptable space that could be used as a separate living room if necessary. Skimmed walls and ceiling. Inset LED spotlighting. Fitted carpet. Fitted radiator.

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

Another excellent sized double bedroom to front. UPVC double glazed window to front elevation. Skimmed walls and ceiling. Inset LED spotlighting. Fitted carpet. Fitted radiator. Built in closet.

Jack & Jill Bathroom Four 8'0 x 6'7 (2.44m x 2.01m)

Built in wet room style three piece suite. Comprising walk in shower cubicle with integrated chrome shower, rainfall shower head and separate shower head fitment behind a glazed and chrome shower screen. Dual flush low level WC. Wall hung wash hand basin with chrome mixer tap and underset vanity unit. Tiled splashbacks. Matching tiled floor. UPVC double glazed opaque window to side elevation. LED touch screen mirror. Further skimmed walls and ceiling. Inset chrome spotlighting. Wall hung chrome heated towel rail.

First Floor

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

Accessed via straight open tread staircase in an oak finish to an open landing. Oversized UPVC double glazed window to front elevation with inset blind. Fully skimmed walls and ceiling. Inset LED spotlighting. Fitted carpet. Attractive vertical radiator in a graphite finish. Easy access to lift shaft which opens out to landing hall.

Kitchen/Dining/Family Room 38'5 x 20'9 max (11.71m x 6.32m max)

An attractive 'heart of the home' open plan space in a contemporary design. Fully double glazed bi-folding doors leading out onto a decked al fresco dining terrace to rear enjoying fantastic views. The kitchen found in excellent condition comprises a modern handleless style. Integrated American style fridge/freezer behind matching decor panel. Range of fitted wall and base units. Integrated Neff dishwasher behind matching decor panel. Eycline Neff slide and hide double oven with microwave facility and underset warming drawer. Inset flush fronted chrome double sink with chrome mixer tap and Quooker hot tap facility and grooved drainer set into a quartz worksurface. Matching upstand and royal blue splashback. Fitted island with Neff five ring induction hob. Neff pop up extractor hood set into a quartz worksurface. Further range of fitted base units and overhanging breakfast bar. Integrated wine cooler. Three arm pendant light fittings. Fully skimmed walls and ceiling. Inset LED chrome spotlighting. Large form tiled flooring. The space spans into a good sized open plan living room. Attractive media wall including log burning effect electric fire. Flush fronted to wall with inset space for LED television. Range of UPVC double glazed windows to rear elevation. Range of fitted vertical modern graphite radiators. Fully skimmed walls throughout. LED spotlighting. Large form tiled flooring. Oak double doors open through into;

Living Room 14'3 x 19'0 (4.34m x 5.79m)

Formal living space with Juliet balcony of glazed balustrade and chrome handrail. Set behind UPVC fully double glazed patio doors. Fully skimmed walls and ceiling. Inset LED spotlighting. Fitted carpet. Modern fitted graphite radiator. Good sized cupboard with storage space.

Office 11'6 x 14'1 (3.51m x 4.29m)

Another adaptable reception space. UPVC double glazed oversized double doors open out onto an attractive balcony terrace to front, with glazed and chrome balustrade. Skimmed walls and ceiling. Fitted carpet. Modern vertical graphite radiator.

WC 9'10 x 6'8 (3.00m x 2.03m)

Two piece suite in white comprising low level dual flush WC. Wall hung wash hand basin with underset vanity unit in a light oak finish. Wall hung white oak vanity unit. UPVC double glazed opaque window to side elevation. Fully skimmed walls and ceiling. Terrazzo style tiled flooring. Wall hung chrome heated towel rail. Good sized boiler cupboard housing hot water cylinder.

Second Floor

Landing 10'0 x 18'2 (3.05m x 5.54m)

Accessed via matching oak open tread stairway to attractive land room. Glass balustrades. Currently in use as exercise room. Large pitched UPVC double glazed window enjoying truly wonderful views. Skimmed walls and ceiling. Attractive pendant light fitting. Two fitted radiator. Fitted carpet.

Master Suite Bedroom One 14'3 x 19'10 (4.34m x 6.05m)

An excellent sized double bedroom. UPVC double glazed French doors opening out onto covered pitched roof

balcony terrace. Opaque glazed balustrade glass and stainless steel handrail. Fully skimmed walls and ceiling. Fitted carpet. Fitted radiator. Doorway opens through into dressing room.

Master Suite Dressing Room 13'11 x 10'2 (4.24m x 3.10m)

An excellent sized dressing room. UPVC fully double glazed to rear elevation. Skimmed walls and ceiling. Fitted carpet. Fitted radiator. Good sized storage set into eaves. Oak doorway opens through into;

Master Suite Bathroom 14'3 x 10'2 (4.34m x 3.10m)

Three piece suite in white comprising oversized walk in shower cubicle with integrated chrome shower, rainfall shower head and separate shower head fitment. Low level dual flush WC. Wall hung wash hand basin with chrome mixer tap and underset vanity unit. Attractive tiled splashbacks with matching tiled flooring. Fully skimmed walls and ceiling. Inset LED spotlighting. UPVC double glazed composite Velux window set into eaves. Storage to eaves.

Suite Bedroom Two 14'3 x 15'2 (4.34m x 4.62m)

An excellent sized double bedroom set into eaves. Matching composite fully glazed French doors with further fixed pane glazed panels with blinds. Leads out onto a covered balcony terrace. Tiled flooring. Inset lighting. Glazed balustrade and chrome handrail. Fully skimmed walls. LED spotlighting. Fitted downlight. Fitted radiator. Fitted carpet. Oak doorway opens through into;

Suite Bathroom Two 9'10 x 10'0 (3.00m x 3.05m)

Four piece suite in white comprising oversized walk in shower cubicle with integrated chrome shower, rainfall

shower head and separate shower head fitment. Free standing roll top bath with floor mounted chrome mixer tap and separate shower head fitment. Low level dual flush WC. Wall hung wash hand basin. Wood effect tiled splashbacks and flooring. Wall mounted touch screen LED mirror. Storage set into eaves.

Outside

Integrated Garage 14'3 x 20'0 (4.34m x 6.10m)

Excellent sized double garage. Electric up and over garage door. Plenty of space for storage with fitted racks currently in situ. Power and light. Set on a concrete base.

Gardens & Grounds

Good sized full width driveway laid to Cotswold stone, situated off private driveway. Easy access to electric up and over garage. Good sized rear garden. Easy to maintain. Laid mainly to large form patio slabs. Private to all boundaries. High level hedge to rear. Raised beds and borders.

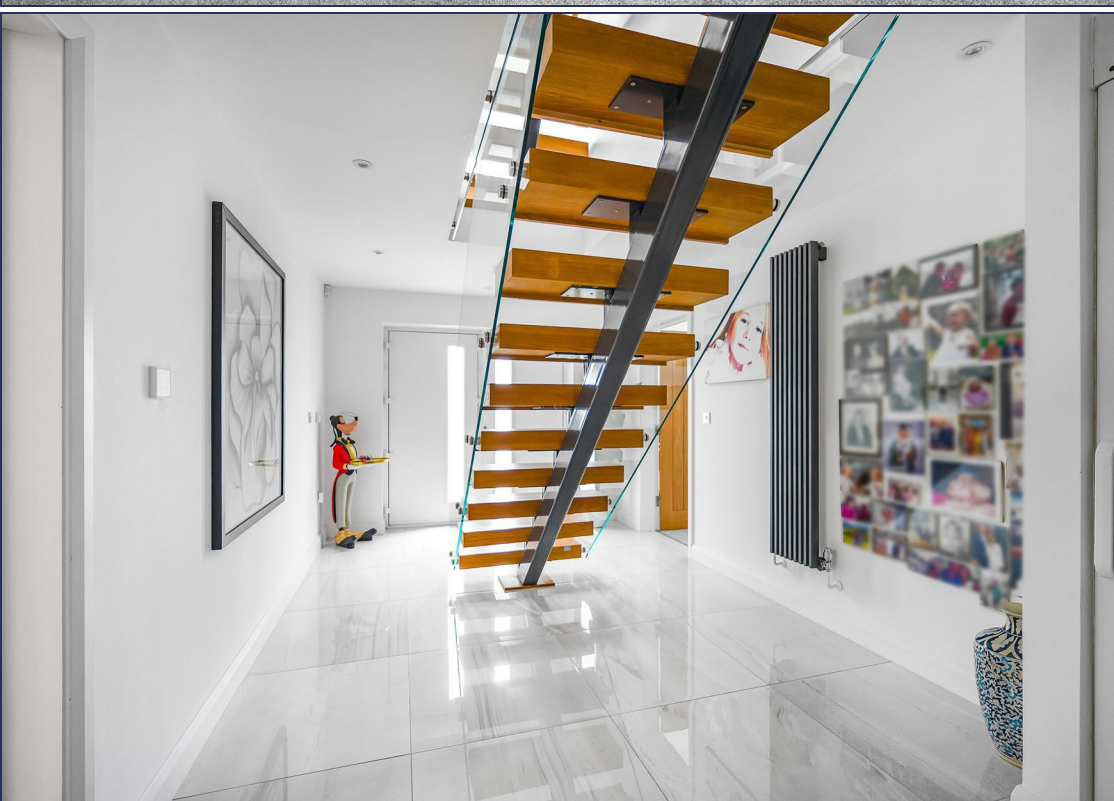
Services

Mains gas, electric, water and drainage. Built 6 years ago, and benefits from an architects certificate.

Directions

From junction 36 of the M4, take the A4061, signposted Bryncethin. At the traffic lights bear left onto the A4065, proceed over two roundabouts, then turn right onto the A4046, signposted Llangeinor. Take the 2nd right and right again into the development, go to the top of the development and head of the cul de sac. Turn right up the private drive and the property is on the left.

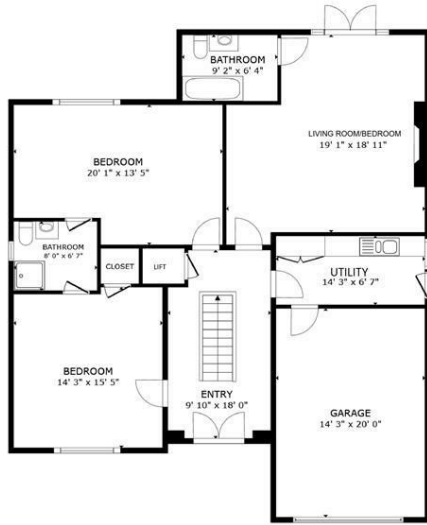












FLOOR 1



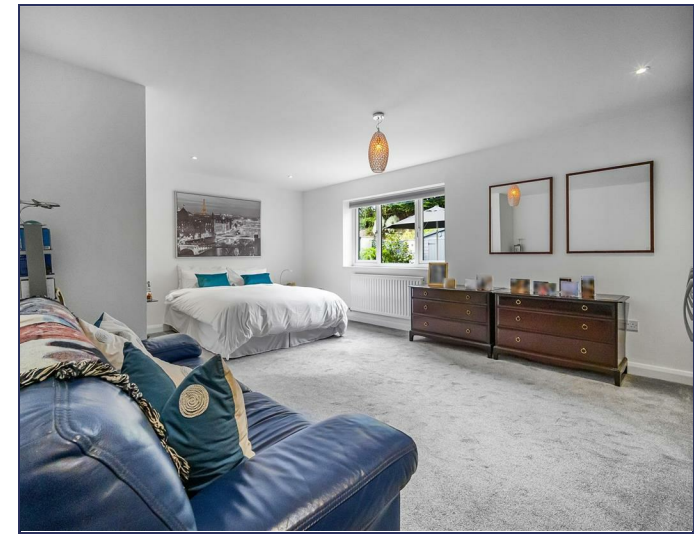
FLOOR 2



FLOOR 3

GROSS INTERNAL AREA
 FLOOR 1 1,252 sq.ft. FLOOR 2 1,459 sq.ft. FLOOR 3 1,011 sq.ft.
 EXCLUDED AREAS : GARAGE 286 sq.ft. REDUCED HEADROOM 100 sq.ft.
 TOTAL : 3,722 sq.ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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| Energy Efficiency Rating | Current | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 92 |
| (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 | | |
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