



Brook View, Abergarw Meadow
Brynmenyn, Bridgend, CF32 9LL

WATTS & MORGAN 160 YEARS



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£499,950 Freehold

5 Bedrooms : 4 Bathrooms : 3 Reception Rooms

Watts & Morgan are delighted to present to the market this impressive five bedroom detached contemporary home located in an elevated position in Brynmenyn. Within a private cul-de-sac of individually designed properties offering a light and airy feel throughout. This self-build property enjoys over 3000sq ft, built in 2015 and is immaculately presented by the current owners. Comprising; entrance hallway opening into lounge with sliding doors to rear, kitchen/dining room with integral appliances, utility & shower room. First floor landing, three double bedrooms along with a superb master suite & family bathroom. Second floor with cinema/living room opening into double bedroom with en-suite. Externally enjoying low maintenance landscaped rear garden & off road parking for several vehicles leading to an integral single garage with electric door. No ongoing chain. EPC RATING; B.

- Bridgend Town Centre 3.8 miles
 - Cardiff City Centre 21.1 miles
 - M4 (J36) 0.7 miles
-

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Summary of Accommodation

GROUND FLOOR

Entrance via a glazed composite door into the welcoming hallway with staircase to first floor with glass & steel balustrade, high gloss porcelain tiled flooring with under-floor heating and opens into the lounge which is a superb size reception room. Presenting sliding patio doors which lead out to the rear patio and uPVC windows to the front, central 'Opti Myst' freestanding fire place and a textured tiled feature wall.

Wrapping around into the sunken Kitchen/Dining Room; a superb entertaining space with high ceilings and sliding patio doors lead out to the rear patio. The Kitchen has been fitted with white high gloss wall and base units with Quartz-effect work surfaces and co-ordinating oak-effect bar with space for high stools. A range of integral appliances to remain include; eye-level oven, microwave, plate warmer, 4-ring induction hob, fridge freezer and dishwasher. Further benefitting from; continuation of high gloss porcelain floor tiles, ample space for dining furniture & alcove for fire.

Adjacent to the Kitchen lies the Utility Room which provides an additional work surface area and base units, plumbing for appliances and additional sink. The under-floor heating boiler is located here and a door leads into the garage.

The downstairs shower room is fitted with a contemporary 3-piece suite comprising; walk-in shower with rainfall/hand held shower over, wash hand basin set within vanity unit and WC. Offering continuation of porcelain tiled flooring and chrome heated towel rail.

FIRST FLOOR

The first floor landing offers luxurious carpeted flooring with floor-to-ceiling length window pane providing views over Brynmenyn and beyond. A contemporary feature glass panel floor looks down to the hallway and additional staircase which leads to the second floor.

The Master Suite enjoys a vaulted ceiling with 'Velux' windows and a sliding patio door leads onto a decked balcony area with glass balustrade offering views over Bridgend. Further benefitting from; a walk-in wardrobe and a 3-piece en-suite shower room which is fitted with a luxurious walk-in shower with rainfall/hand held shower over, basin with vanity unit and WC.

Three further double bedrooms are presented to this floor with carpeted flooring; one offering built-in wardrobes & door leading to 'Juliet' balcony.

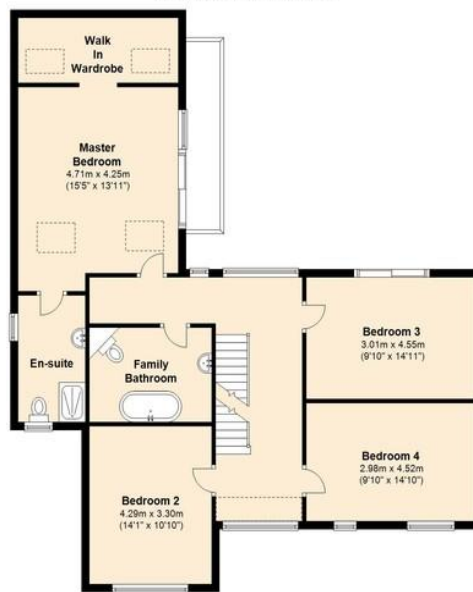
The Family Bathroom is fitted with a modern 3-piece white suite comprising; roll-top freestanding bath with mixer tap, wash hand basin and WC. Offering ceramic tiled flooring, textured tiled feature wall and a chrome heated towel rail.



Ground Floor
Approx. 106.5 sq. metres (1146.1 sq. feet)



First Floor
Approx. 103.5 sq. metres (1114.4 sq. feet)

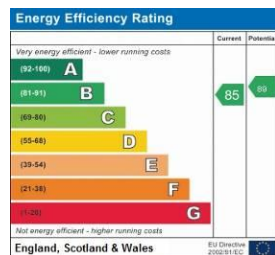


Second Floor
Approx. 69.3 sq. metres (746.5 sq. feet)



Total area: approx. 279.4 sq. metres (3007.0 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



SECOND FLOOR

The second floor opens into the Cinema Room with superb vaulted ceiling with 'Velux' windows and floor-to-ceiling windows with day/night roller blinds to remain. A generous and versatile reception room with quality laminate flooring spans into a double bedroom with floor-to-ceiling windows to front aspect, ample space for bedroom furniture and leads into an en-suite shower room.

On offer to this floor is a Study/storage room with space for office furniture.

GARDENS & GROUNDS

Brook View is approached off Abergarw Meadow onto a shingle driveway providing off-road parking for several vehicles leading to a single garage with remote controlled electric door offering full power supply, additional storage cupboards and houses the combi boiler. Dual side access is provided to the rear of the property.

The landscaped rear garden enjoys two low maintenance patio areas laid to flagstone with the first tier offering a glass balustrade and steps leading down onto a second flagstone patio area which is ideal for outdoor furniture. An ideal area is available for a hot tub. This private garden is fully enclosed and offers established evergreen raised decked borders. Additional storage space is available to the side of property.

SERVICES & TENURE

All mains services connected. Freehold.

Mood lighting throughout the property along with under-floor heating to ground floor, and CCTV/alarm system.



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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