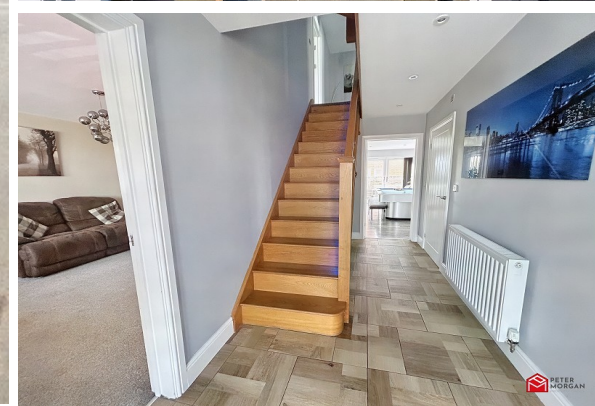


THE GUILD  
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2021  
WALES  
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10 Abergarw Meadow, Brynmenyn, Bridgend. CF32 8YG



**£699,950**

## Main Features

- Traditionally built & immaculately presented
- Detached 5 double bedroom
- 1 bathrooms & 3 shower rooms
- 3 storey executive style home
- Open plan indoor/outdoor living
- Optional Cinema room
- Utility room & cloakroom
- "Full width" kitchen/dining/living room with bi-folding doors to garden
- Detached double garage with two driveways
- Council Tax Band: H. EPC:B

## General Information

TRADITIONALLY BUILT & IMMACULATEDLY PRESENTED DETACHED 5 DOUBLE BEDROOM, 1 BATHROOMS & 3 SHOWER ROOMS, 3 STOREY EXECUTIVE STYLE HOME WITH OPEN PLAN INDOOR/OUTDOOR LIVING, OPTIONAL CINEMA ROOM, UTILITY ROOM, CLOAKROOM & DETACHED DOUBLE GARAGE WITH TWO DRIVEWAYS.

Situated on a small development of Executive style, self build homes in a slightly elevated position within Brynmenyn. Convenient location for schools, cycle track, Country Park, leisure centre, swimming pool and local amenities. Approximately 1 mile from the M4 at Jct 36, along with major retail and leisure outlets and McArthur Glen Designer Village.

This amazing home has accommodation comprising main hallway, cloakroom, 2 reception rooms, "full width" kitchen/dining room with bi-folding doors to garden, utility room. First floor landing, 3 large double bedrooms, en-suite bathroom & 2 en-suite shower rooms, Second floor family shower room and two large double bedrooms, one which is in use as a Cinema room.

Externally there are two driveways. Detached double garage & "Lifestyle" lawned gardens to side and rear.

This home benefits from uPVC double glazing & dual zone "Hive" gas central heating.

## GROUND FLOOR

### Hallway

Composite double glazed front door with full length uPVC double glazed side panel. Oak staircase with toughened glass inserts and LED lighting to first floor. Under stairs recess. Burglar alarm control unit. Wall mounted hive central heating thermostat for zone one (ground floor). Brushed steel electrical fitments. Plastered walls and ceiling. Inset ceiling spotlights. Smoke alarm. Radiator. White vertical panelled fire doors to ground floor rooms .

### Lounge

uPVC double glazed window to front with Venetian blind. Plastered walls and ceiling. Fitted carpet. Wired for wall mounted television. Brushed steel electrical fitments.

### Study/ Sitting Room

uPVC double glazed window with Venetian blind to front. Plastered walls and ceiling. Fitted carpet. Brushed steel electrical fitments. Telephone and Internet connection points. Wired for wall mounted television.

### Cloakroom

Two piece suite in White comprising close coupled WC with pushbutton flush and pedestal hand wash basin with monobloc tap. Tiled floor. Radiator. Plastered walls and ceiling. Inset ceiling spotlights. Extractor fan.

## **Open Plan Kitchen/ Dining/ Living**

Open plan modern themed family room providing indoor/ outdoor living as follows.

This highly attractive room benefits from uPVC double glazed French doors and window to rear garden. Powder coated aluminium double glazed bi folding doors to side garden. Plastered walls and ceiling. Vaulted ceiling section to living area with two double glazed skylight windows.

## **Kitchen / Dining Area**

uPVC double glazed window and French doors to rear garden with fitted vertical blinds. Fully fitted contemporary high gloss White kitchen with handleless doors, granite worktops with upstands and LED detailing.

Central breakfast bar with integral ceramic hob and LED illuminated base storage and drawer units. Overhead stainless steel extractor hood. The kitchen has two integral ovens, two grills, dishwasher and American style fridge/freezer, wine cooler and wine rack. Upright designer radiator. Grey woodgrain Karndean flooring. Brushed steel electrical fitments.

## **Living Area**

uPVC double glazed bi folding doors to side garden. Two vertical designer radiators. Grey woodgrain Karndean flooring. Wired for wall mounted TV. Brushed steel electrical fitments.

## **Utility Room**

uPVC double glazed door to side. Wall mounted gas central heating boiler. Plumbed for washing machine. Space for tumble dryer. Wall mounted electrical consumer unit. Plastered walls and ceiling. Inset ceiling spotlights. Tiled floor. Airing cupboard housing hot water and heater tanks.

## **FIRST FLOOR**

## **Landing**

1/4 turn Oak staircase with banister and toughened glass inserts. Radiator. Plastered walls and ceiling. Brushed steel electrical fitments. Wall mounted hive gas central heating thermostat for Zone 2 (1st and second floors). White vertical panelled fire doors to first floor bedrooms.

## **Bedroom 1**

uPVC double glazed French doors with full length matching side panels and Juliet balcony to front having open aspect over hills. Plastered walls and ceiling. Wired for wall mounted TV. Brushed steel electrical fitments. Radiator. Fitted carpet.

## **Walk In Wardrobe**

uPVC double glazed window to front with Venetian blind. Radiator. Fitted shelving and hanging rails. Plastered walls and ceiling. Inset ceiling spotlights. Fitted carpet.

## **Ensuite Bath And Shower Room**

uPVC double glazed window to rear. Four piece fitted suite comprising close coupled WC with pushbutton flush, semi pedestal hand wash basin with monobloc tap, panelled double ended bath with monobloc tap and double tiled shower cubicle with rainstorm shower and inset shower controls. Split stone effect part tiled walls and window cill. Plastered walls and ceiling. Inset ceiling spotlights. Chrome heated towel rail. Illuminated and heated vanity mirror.

## **Bedroom 2**

uPVC double glazed French doors with matching full length side panels and Juliet balcony to front. Radiator. Plastered walls and ceiling. Brushed steel electrical fitments. Fitted carpet.

### **En-suite shower room**

uPVC double glazed window to side. Fitted three-piece suite in White comprising close coupled WC with pushbutton flush, semi pedestal hand wash basin with monobloc tap and tiled double shower cubicle with rainstorm shower and inset controls. Part tiled walls. Tiled floor. Chrome heated towel rail. Plastered walls and ceiling. Inset spotlights. Extractor fan.

### **Bedroom 3**

uPVC double glazed window to side with Venetian blind. Plastered walls and ceiling. Fitted carpet. Radiator. Brush steel electrical fitments. Wired for wall mounted television.

### **En-suite shower room**

uPVC double glazed window to rear. Three-piece suite in White comprising close coupled WC with pushbutton flush, semi pedestal hand wash basin with monobloc tap and tiled shower cubicle with mixer shower and inset controls. Part tiled walls. Tiled floor. Chrome heated towel rail. Plastered walls and ceiling. Inset ceiling spotlights and extractor fan.

## **SECOND FLOOR**

### **Landing**

Plastered walls and ceiling. Smoke alarm. Brushed steel electrical fitments. Double glazed skylight window to front. Fitted carpet. White panelled fire doors to all rooms.

### **Shower Room**

Double glazed skylight window to rear. Three-piece suite in White comprising close coupled WC with pushbutton flush, semi pedestal hand wash basin with monobloc tap, tiled shower cubicle with mixer shower and inset controls. Part tiled walls. Tiled floor. Chrome heated towel rail. Plastered walls and ceiling. Inset spotlights. Extractor fan.

### **Bedroom 4**

Full length uPVC double glazed window with open aspect over farmland and hills to front. Double glazed skylight window to rear. Open wardrobe with hanging rails and shelving. Plastered walls and ceiling. Inset ceiling spotlights. Wired for wall mounted TV. Radiator. Fitted carpet. Double doors to attic storage space.

### **Cinema Room/ Optional Bedroom 5**

Full length uPVC double glazed window with open aspect to front. uPVC double glazed window with Venetian blind to side. Radiator. Fitted carpet. Plastered walls and ceiling. Inset ceiling spot lights. Wired for cinema projector. Double doors to attic storage space.

## **EXTERIOR**

### **Front Garden**

Brick built boundary walls with pillars. Pressed concrete driveway for three cars. Courtesy spotlighting to front door. Electric car charging point. Decorative gravel surfaced garden with palm tree. Pressed concrete pathway to left-hand side. Pathway to rear garden. Up-and-down illuminated side elevation.

### **Side Garden**

Laid to lawn. Pressed concrete pathway. Up and down illuminated side elevation and courtesy lighting. External gas and electric meter boxes. Part glazed door to utility room. Bi folding doors to open plan main living/dining/kitchen. Steps leading to double garage.

## Rear Garden

Laid with lawn and pressed concrete patio. Brick boundary walls. Up-and-down illuminated rear elevation. French doors to open plan living / dining / kitchen.

External power points. Water tap. Floodlight.

Driveway to the right hand side of the property for one car (which will be tarmac prior to completion).

## Detached Double Garage

Block built with apex roof. Full width folding electronic remote control vehicular door to front. uPVC double glazed pedestrian door to side garden.

(The garage requires an electrical supply to be connected).

## Mortgage Advice

PM Financial is the mortgage partner within the Peter Morgan Property Group. With a fully qualified team of experienced in-house mortgage advisors on hand to provide you with free, no obligation mortgage advice. Please feel free to contact us on 03300 563 555 or email us at [bcb@petermorgan.net](mailto:bcb@petermorgan.net) (fees will apply on completion of the mortgage).

## General Information

Please be advised that the local authority in this area can apply an additional premium to council tax payments for properties which are either used as a second home or unoccupied for a period of time.

## Viewings

Strictly By Appointment Only

## Utilities

Mains electricity, mains water, mains gas, mains drainage

**Current council tax banding** H

**Current heating type** Combi

**Tenure** Freehold

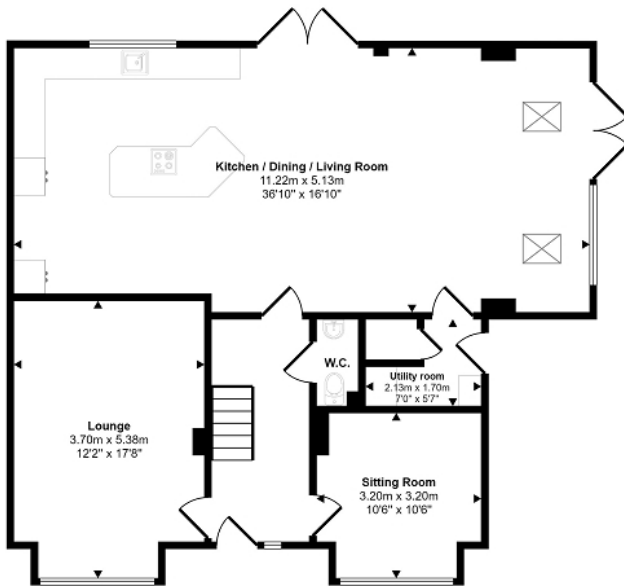




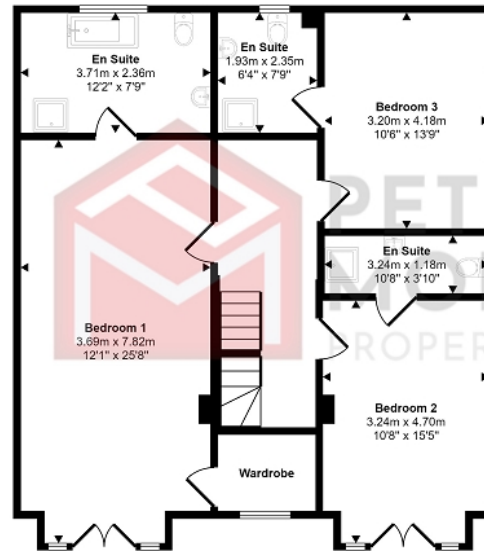




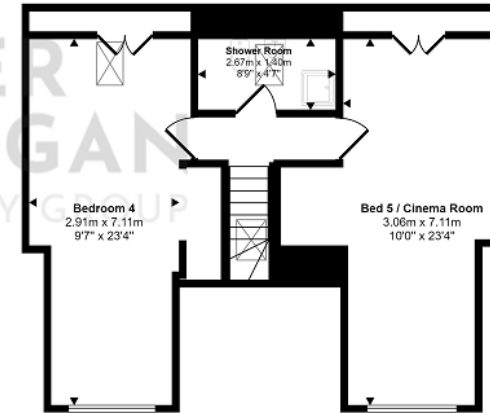
Approx Gross Internal Area  
284 sq m / 3052 sq ft



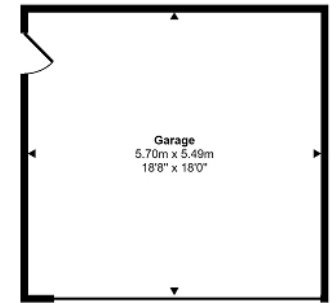
Ground Floor  
Approx 102 sq m / 1096 sq ft



First Floor  
Approx 92 sq m / 992 sq ft




Second Floor  
Approx 58 sq m / 628 sq ft



Garage  
Approx 31 sq m / 336 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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		92
(81-91) <b>B</b>	87	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in the property. Price threshold LTT rate: The portion up to and including £180,000 0%. The portion over £180,000 up to and including £250,000 3.5%. The portion over £250,000 up to and including £400,000 5%. The portion over £400,000 up to and including £750,000 7.5%. The portion over £750,000 up to and including £1,500,000 10%. The portion over £1,500,000 12%. Proceeds of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS( National crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These Particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars from part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

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