

FOR  
SALE



Brook View, New Road, Brynmenyn, Bridgend, Mid Glamorgan CF32 9LL

£550,000 - Freehold



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## PROPERTY SUMMARY

Brook View offers an individually designed executive style 5 bedroom detached house arranged over 3 levels with extensive views over Brynmenyn with flexible accommodation which offers a guest suite on the top floor. Integral garage. Located at the head of the cul-de-sac. The property comprises entrance hall, lounge, utility, kitchen/diner, downstairs shower room to the ground floor. Master bedroom with en-suite and walk in wardrobe, three further bedrooms, family bathroom to the second floor. Flexible accommodation to the third floor offering cinema room, bedroom, en-suite and storage room. Enclosed rear garden, off road parking and integral garage.

The property is situated in a semi-rural location and close to the local attractions such as Bryngarw House, Court Colman and Margam Park. Active purchasers will appreciate the local cycle paths leading up the Garw valley and many public footpaths for ramblers and hiking. For retail enthusiasts the McArthur Glen Outlet Village is a short drive away as well as the town of Bridgend offering a direct train service to Swansea, Cardiff and London Paddington. Junction 36 of the M4 motorway is approximately a 5 minute drive away.

## POINTS OF INTEREST

- Individually designed & built
- Five bedroom executive detached
- Extensive views
- Garage and parking
- Flexible accommodation which could offer a guest suite on the top floor



## ROOM DESCRIPTIONS

### Entrance Porch

1.50m x 2.40m (4' 11" x 7' 10") Via part frosted glazed PVCu front door with PVCu frosted double glazed side panels into the entrance porch finished with emulsioned ceiling, centre light, emulsioned walls, radiator, skirting and tiled flooring. Double opening into the entrance hall.

### Entrance hall

Emulsioned ceiling with sunken chrome spot lights, smoke alarm, emulsioned walls with one feature tiled wall, skirting and a continuation of the tiled flooring. Stairs leading to the first floor. Access to the kitchen, utility, downstairs shower room and opening into the lounge. PVCu frosted double glazed door leading to the side of the property. Stairs leading to the first floor.

### Lounge

4.02m x 6.12m (13' 2" x 20' 1") Emulsioned ceiling with sunken spot lights, emulsioned walls, two PVCu double glazed windows overlooking the front of the property, PVCu double glazed sliding door leading out to the rear garden, skirting and a continuation of the fitted carpet.

### Utility

3.08m x 1.90m (10' 1" x 6' 3") Spot lights, emulsioned walls with tiling to splash back areas, skirting and a continuation of the tiled flooring. A range of wall and base units in a gloss white with complementary square edge laminate work surface. Inset stainless steel sink with chrome mixer tap. Space for freestanding washing machine. Door leading to integral garage.

### Kitchen/diner

4.22m x 6.27m (13' 10" x 20' 7") Emulsioned ceiling with sunken chrome spot lights, emulsioned walls with blue subway tiling to splash back areas, PVCu double glazed sliding doors with side panels leading to the rear garden, skirting. A range of wall and base units in a two tone with the lower units in a dark blue and the upper units in a gloss white, complementary square edge work surface. Integrated five ring gas hob with overhead chrome and glass extractor fan. Space for freestanding American style fridge/freezer. Integrated appliances to include four double ovens, dishwasher. Inset one and a half sink with chrome mixer tap. Space for good sized family dining room table and chairs.

### Downstairs shower room

1.77m x 2.23m (5' 10" x 7' 4") Emulsioned ceiling with sunken spot lights, emulsioned walls with one feature papered wall, wall mounted chrome towel radiator, frosted PVCu double glazed window overlooking the front of the property, tiling to shower area, skirting and tiled flooring. Three piece suite comprising low level WC and vanity sink unit with chrome mixer tap, shower tray with overhead chrome mixer shower and handheld shower attachment.

### First floor landing

Via stairs with open glass balustrade, fitted chrome hand rail and fitted carpet. Emulsioned ceiling, sunken chrome spot lights, emulsioned walls, large PVCu double glazed window overlooking the rear of the property with views, PVCu double glazed window overlooking the front of the property, glass floor looking down to the entrance hall, skirting and a continuation of the fitted carpet. Doors leading to four bedrooms and family bathroom.

### Bedroom 1

4.26m x 5.30m (14' 0" x 17' 5") Emulsioned vaulted ceiling, sunken chrome spot lights, Velux windows, emulsioned walls, anthracite vertical radiator, skirting and fitted carpet. Doors leading to en-suite and built in walk in wardrobe. PVCu double glazed sliding door with glazed side panels leading out to balcony with wooden deck providing space for bistro style table, chrome and glass balustrade.

### Walk in Wardrobe

Emulsioned ceiling, centre light, two Velux windows, emulsioned walls, skirting and fitted carpet. Fitted wardrobes with hanging rails.

### En-suite

1.79m x 2.94m (5' 10" x 9' 8") Emulsioned vaulted ceiling, sunken spot lights, extractor fan, emulsioned walls with tiling to the shower area, two PVCu double glazed windows one overlooking the front and one overlooking the side, wall

mounted chrome towel radiator, wall mounted mirrored cabinet, skirting and tiled flooring. Three piece suite comprising low level WC, vanity sink unit with chrome mixer tap and mirrored splash back, large walk in shower with glass screen and overhead chrome shower with hand held shower attachment.

### Family bathroom

2.33m x 3.27m (7' 8" x 10' 9") Emulsioned ceiling with sunken chrome spot lights, part emulsioned/ part tiled walls, wall mounted mirrored cabinet, skirting and tiled flooring. Four piece suite comprising low level WC, vanity sink unit with chrome mixer tap, freestanding bath with chrome bath taps and hand held shower attachment, good sized walk in shower with folding glass screen and overhead chrome mixer shower with hand held shower attachment.

### Bedroom 2

3.00m x 4.54m (9' 10" x 14' 11") Emulsioned ceiling, sunken chrome spot lights, emulsioned walls, PVCu double glazed sliding door to Juliet balcony overlooking the rear of the property, radiator and a continuation of the fitted carpet.

### Bedroom 3

3.00m x 4.51m (9' 10" x 14' 10") Emulsioned ceiling, sunken chrome spot lights, emulsioned walls, two PVCu double glazed windows overlooking the front of the property, radiator, skirting, and a continuation of the fitted carpet.

### Bedroom 4

3.30m x 4.29m (10' 10" x 14' 1") Emulsioned ceiling, centre pendant light, emulsioned walls, PVCu double glazed window overlooking the front, radiator, skirting and a continuation of the fitted carpet.

### Second floor landing

0m x 0m (0' 0" x 0' 0") Via stairs with glass balustrade, chrome hand rail and fitted carpet. Door leading to top floor.

### Cinema room

5.91m x 6.15m (19' 5" x 20' 2") Emulsioned vaulted ceiling, sunken spot lights, two Velux windows overlooking the front, two large PVCu double glazed windows overlooking the rear and one PVCu double glazed windows overlooking the front, radiator, skirting and grey wood effect laminate flooring. Door leading to built in storage cupboard. Opening into dressing area/bedroom

### Storage cupboard

Emulsioned ceiling, centre strip light, emulsioned walls, skirting and laminate flooring.

### Dressing area/ bedroom

Vaulted emulsioned ceiling, sunken spot lights, triangle PVCu double glazed window overlooking the front, radiator, skirting and a continuation of the laminate flooring.

### En-suite

1.24m x 3.30m (4' 1" x 10' 10") Vaulted emulsioned ceiling, sunken spot lights, extractor fan, emulsioned walls, skirting and tiled flooring. Three piece suite comprising low level WC, vanity sink unit with chrome mixer tap and mirrored splash back, walk in shower with sliding glass door, tiling and overhead electric shower.

### Outside

Enclosed and private low maintenance rear garden mainly laid to paving with raised borders, mature shrubbery and plants. Raised paved area with hot tub. Space for freestanding shed.

Off road parking for four vehicles. Outside car charging point. Side access gate with paved pathway. Paved pathway leading to the other side of the property with gated access. Outside up and down lighting.

### Integral garage

Light and power installed. Accessed via electric roller shutter door. Courtesy door to utility.



Awaiting EPC &  
Floorplan