



The Manor, Pontyclun, CF72 9WT
Price **£229,950**

HARRIS & BIRT

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A unique one bedroom first floor apartment, set in the focal point of Talygarn Manor, offering luxury accommodation fitted and finished to a modern contemporary standard and style set in the wonderfully characterful manor house with it's rich history dating back to around the 13th century. By 1880 the manor had been transformed into grandiose mansion in the Tudor Gothic style and a team of Venetian craftsman decorated the principle rooms in Italianate style. In 2008, the Grade II listed house was converted into high end houses and apartments who have use of the wonderful rooms which are illustrated on this page of the details.

The property enjoys an impressive entrance via the splendid hall of the manor house. Accommodation comprises entrance hall with cloak room off, splendidly large drawing room with huge mullion leaded windows looking out over the grounds, luxury kitchen and open tread staircase leading up to first floor mezzanine. Upstairs is a landing with access to loft, as well as utilities cupboard, master suite of double bedroom with en suite bathroom, galleried to dining area.

There are good local facilities available within walking distance in Pontyclun including schooling, a wide range of shops and sporting and recreational facilities. There is also usefully a mainline railway. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance. A very comfortable property compiling the best of rich tradition and character with contemporary finishes and all in a delightful setting. Inspection is thoroughly recommended.



Brief History

In the 1880s, George T. Clark, the wealthy iron and steel magnate, began an extensive upgrade to Talygarn Manor. His son's family were coming to live at The Manor and a suite of rooms was created on the first floor of what he hoped would be the dynastic seat of the Clarks, thanks in part to the aristocratic connections of his business associate Lady Charlotte Guest, who translated the Mabinogion. The most lavish addition to the house was the West Wing, comprising what is today The Library, the Snooker Room and apartments 15 & 16 on the first floor, but originally conceived as a suite for an intended visit by the Prince of Wales (later Edward VII). Records show that at the top of the Great Staircase was the Tapestry Bedroom and, with its magnificent stone mullioned windows looking SW over the estate, what was probably the private office of the Prince. This focal point in the Manor is now the location of No.15.

Accommodation

Ground Floor

Entrance Hall

Entered via oak front door into open entrance hallway. Spiral staircase leading to first floor bedroom. Storage cupboard understairs. Radiator. Attractive coving with skimmed walls and ceiling. High level skirting. Stainless steel wall lights. Cream fitted carpet. Traditional fitted radiator.

Cloakroom 4'8" x 6'4" (1.42m x 1.93m)

Two piece suite in white comprising Duravit dual flush hidden cistern WC and wall hung wash hand basin with Travertine marble half tiled walls and splashback. Matching floor tiles. Skimmed walls. Intricately coved ceiling with inset LED spotlighting. Traditional fitted radiator. Extractor.

Living/Dining Room 14'5" (max) x 19'2" (4.39m (max) x 5.84m)

Oak door leading to excellent reception room offering double height floor to ceiling fitted bay window in the original mullions with modern fitted double glazing offering picturesque views across open countryside. Range of built in

cupboards. Skimmed walls with high level skirting. Intricately coved ceiling. Traditional fitted radiators. Fitted carpet.

Kitchen 6'2" x 12'1" (1.88m x 3.68m)

Modern fitted kitchen with range of wall and base units finished in high gloss with sleek chrome handles with wood effect work surface. Features include integrated up and over fridge/freezer. Integrated Neff washing machine behind matching decor panel. Integrated Neff slimline dishwasher behind matching decor panel. 1.5 stainless steel sink and drainer with waste disposal unit and chrome mixer tap. Neff electric fan oven with gas four ring hob and overhead stainless steel chimney extractor. Range of open shelving. Eyeline Neff microwave. Skimmed walls with splashbacks. Intricately coved ceiling with inset LED spotlighting. Vinyl tiled flooring. Traditional fitted radiator.

First Floor Mezzanine

Landing

Accessed via spiral staircase from entrance hall. Oak door leading to utilities cupboard housing combination boiler. Access to large private and part-boarded oft via hatch.

Master Suite Bedroom One 14'5" x 15'0" (4.39m x 4.57m)

Stainless steel and glazed balustrade overlooking dining room. Two velux double glazed windows housed to eaves. Skimmed walls and intricately coved ceiling. High level skirting throughout. Traditional fitted radiator. Fitted carpet. Built in dressing table.

Master Suite Bathroom One 6'4" x 6'11" (1.93m x 2.11m)

Suite in white comprising full length bath with integrated chrome shower and shower head attachment behind a glazed shower screen. Wall mounted wash hand basin with chrome mixer tap. Low level dual flush hidden cistern WC. Polished travertine marble splashbacks to match flooring. Skimmed walls. Intricately coved ceiling with inset LED spotlighting. Wall mounted chrome heated towel rail with electric override for summer. Extractor.

Manor House Facilities

Talygarn Manor is a unique development consisting of the

restored CADW Grade II listed manor house, town houses and apartments all enjoying the use of approximately 50 acres of wonderful Grade II listed arboretum and mature grounds including sunken garden, tennis court etc. Within the manor house is the library and games room, including full size snooker table & table tennis table.

Further Information

We are advised that the property is held on 999 year lease from 2002 and is sold with a share in the management company. There is a variable service charge which covers the upkeep of the grounds and parkland, building insurance, window cleaning, CCTV and the maintenance of communal areas which includes the roof and external walls of the property. The current cost of the service charges is currently £264 p/m with zero ground rent owing to a share in the freehold.

A storage shed is currently rented annually for £150 p/a by the current owner and is transferrable to new purchaser. N.B. when using communal manor house facilities, wifi is accessible from home hub due to location.

Outside

Dedicated parking space and plenty of visitor parking. Manor House townhouses and apartments all enjoying the use of the approximately 50 acres of communal grounds including sunken gardens, tennis court, BBQ area, and also benefits from access to a nearby lake. Tranquil, well maintained and thoroughly peaceful formal gardens surround apartment 15 and are viewed from the bay window.

Services

All main services are connected including mains gas combination central heating system. Double glazing throughout.

Directions

From our offices at 67 High Street, Cowbridge turn left and proceed up the high street to the traffic lights and turn left. Pass through the villages of Aberthin and Ystradowen and into Talygarn. Turn right through the magnificent double gates and down the tree line drive and park in the visitors parking at the front of the manor house.

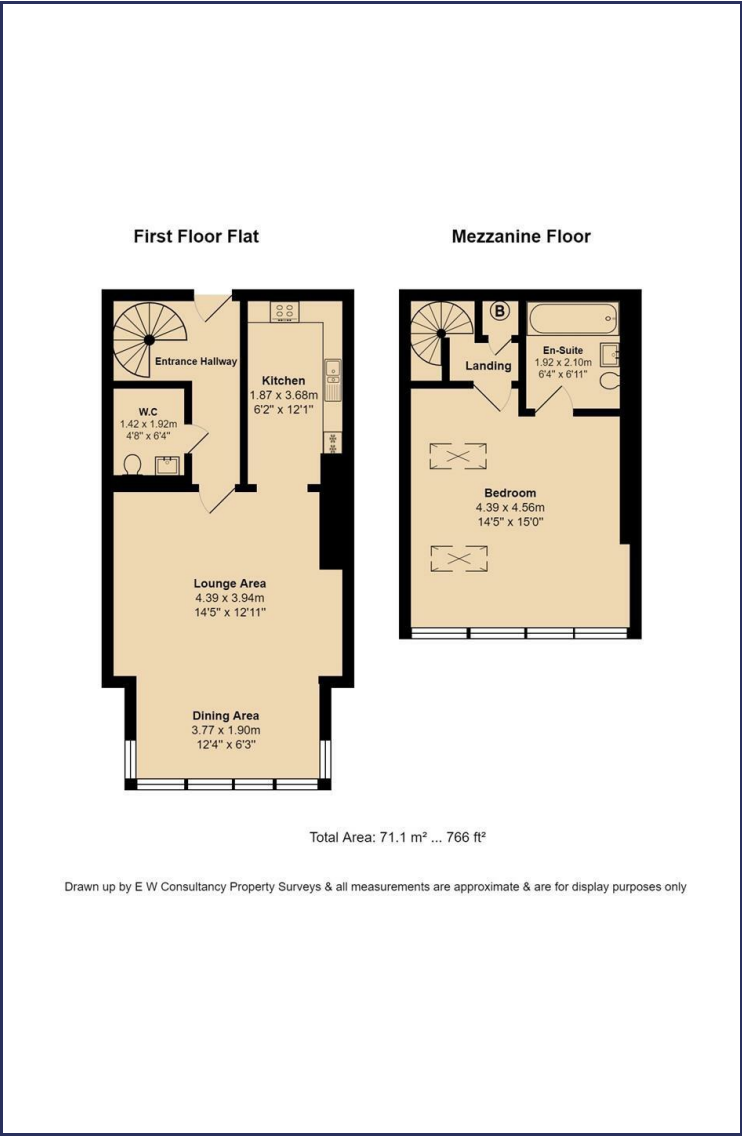
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