



## 6 Western Courtyard

Talgarn, Nr Pontyclun, CF72 9WR

Guide Price £230,000 - £240,000

HARRIS & BIRT



An attractive two bedroom town house located within the desirable Talygarn Manor Estate. Immaculately presented accommodation briefly comprises: entrance hall, WC, open plan living/dining room and recently upgraded modern kitchen to the ground floor. First floor offers a spacious master bedroom with en suite shower room, second double bedroom and a sizeable modern bathroom. Outside enjoys the benefit of a front patio and allocated parking.

Talygarn Manor comprises beautifully restored and converted manor house, standing in about 50 acres of superb gardens and grounds. Adjoining the manor house is a stylish high quality development very much in keeping with the character of the original house and comprising apartments and townhouses which have been finished to a high quality standard. The property enjoys the benefit of use of all the grounds, including sunken gardens, tennis court, woodland, lake, games room etc. This really is a most pretty setting. There are good local facilities within walking distance in the village of Pontyclun, which also has a railway station on the Bridgend to Cardiff line. A few minutes down the road is the market town of Cowbridge, with an extensive range of market town facilities, whilst to the North there is major out of town shopping at Llantrisant, Talbot Green. Easy access to M4 Motorway and other major roads brings major centres within easy commuting distance including capital city, Cardiff, Newport, Swansea etc.



## Accommodation

### Ground Floor

#### Entrance Hall 6'6 x 14'11 (1.98m x 4.55m)

The property is entered via solid wood door into main hallway. Stairs to first floor with understairs storage cupboard. Wood effect flooring. Radiator. Ceiling spotlights. Door to all downstairs rooms.

#### Living/Dining Room 12'6 x 22'3 (3.81m x 6.78m)

Double French doors opening onto front terrace. Continuation of wood effect flooring from hallway. Large window with plantation style shutters overlooking rear. Radiators. Pendant ceiling light. Opening into kitchen.

#### Kitchen 9'6 x 8'1 (2.90m x 2.46m)

Sleek modern fitted kitchen in white gloss with features to include; range of wall and base units with quartz worksurfaces and stainless steel splashbacks. Inset single bowl sink with mixer tap and draining grooves built into worksurface. Countertop four ring induction hob with electric extractor hood over. Eylene electric oven and grill. Integrated fridge/freezer with matching decor panel. Undercounter integrated Zanussi dishwasher with matching decor panel. Undercounter integrated Hotpoint washer/dryer. Cupboard housing Baxi gas combination boiler. Window with plantation style shutters to rear. Continuation of wood effect flooring from living room. under cabinet plinth lighting. Ceiling spotlights.

#### WC 5'11 x 3'4 (1.80m x 1.02m)

Two piece suite in white comprising hidden cistern, low level WC. and wall mounted wash hand basin with mixer tap. Part tiled walls. Tiled floor. Vertical towel warmer. Extractor fan. Ceiling spotlights.

### First Floor

#### Landing 10'1 x 10'0 (3.07m x 3.05m)

Curved stairs from ground floor onto first floor landing. Fitted carpet. Loft access hatch. Pendant ceiling light. Recessed storage cupboard with radiator and shelving. Doors to all first floor rooms.

#### Master Bedroom 12'7 x 11'11 (3.84m x 3.63m)

Window with plantation style shutters overlooking rear. Fitted wardrobes with sliding doors. Wood effect flooring. Radiator. Decorative pendant ceiling light. Door to en suite.

#### En Suite 6'8 x 5'5 (2.03m x 1.65m)

Modern suite comprising fully tiled curved corner shower cubicle with sliding doors and wall mounted mains connected shower. Hidden cistern, low level WC. Wall mounted wash hand basin with mixer tap. Part tiled walls. Tiled floor. Vertical towel warmer. Ceiling spotlights. Extractor fan.

#### Bedroom Two 6'8 x 6'2 (2.03m x 1.88m)

Large window with plantation style shutters overlooking the front. Recessed wardrobe. Wood effect flooring. Radiator. Pendant ceiling light.

#### Bathroom 6'8 x 6'2 (2.03m x 1.88m)

Modern suite in white comprising: panelled bath with folding screen, mixer tap and shower head attachment. Hidden cistern, low level WC. Wall mounted wash hand basin with mixer tap. Part tiled walls. Tiled floor. Vertical towel warmer. Ceiling spotlights. Extractor fan.

### Outside

Paved terrace to the front with access directly from double doors in the living room. Allocated parking space as well as ample visitor parking. Talygarn Manor is a unique development comprised of a restored manor house, town houses and apartments enjoying use of c.50 acres of

communal grounds including sunken gardens, tennis court and BBQ area. Located in the manor is full access to a library and games room with snooker and pool tables. The property also benefits from access to a nearby lake with a dedicated walking path, the "Talygarn Trail".

### Services

All mains services are connected to the property. Heating via gas combination boiler. There is an annual service charge payable on the property - this covers the upkeep of the grounds and parklands, buildings insurance, window cleaning, CCTV plus the maintenance of communal areas that includes the roof and external walls of the property. For further details please enquire at our office.

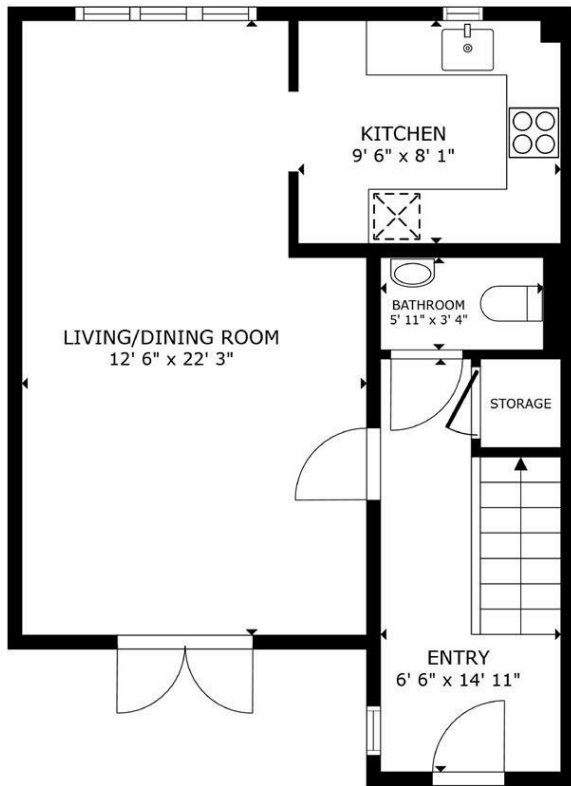
The property is Leasehold: 999 years from 2002. Ground rent £50 paid half yearly. The property is sold with the benefit of a share in the management company.

### Directions

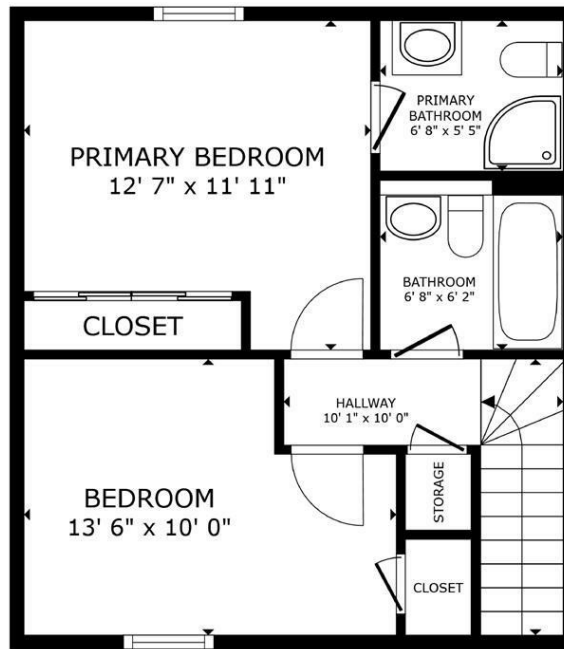
From our office at 65 High Street Cowbridge, travel through the town towards Eastgate. At the lights turn left onto the A4222 Aberthin Rd. Travel all the way through the villages of Aberthin and Ystradowen. Enter into Talygarn and take the right hand turning opposite Talygarn Close and just before crossing the Motorway, through the large wrought iron gates into Talygarn Manor. Follow the driveway and bear right towards the Manor House. Drive past the Manor House on your left hand side, passing the turning into Western Courtyard. Follow the bend around to the left where there is plenty of visitor parking on your righthand side. Once parked go through towards Western Courtyard where number 6 is located on your left.







FLOOR 1



FLOOR 2

**HARRIS & BIRT**  
 CHARTERED SURVEYORS &  
 ESTATE AGENTS

GROSS INTERNAL AREA  
 FLOOR 1 467 sq.ft. FLOOR 2 435 sq.ft.  
 TOTAL : 902 sq.ft.  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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