39 Western Courtyard

Talygarn, Pontyclun, CF72 9WR

Guide Price £235,000

HARRIS & BIRT

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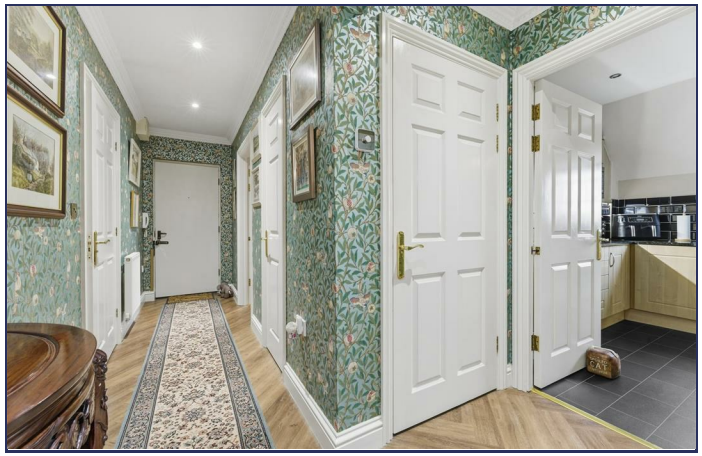
An attractive and spacious, second floor, apartment located within the desirable Talygarn Manor Estate. The accommodation set across one floor is immaculately presented and briefly comprises: hallway, living room offering wonderful elevated views, kitchen, master bedroom with en suite shower room, bathroom and a further double bedroom.

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.



Communal Entrance

Number 39 is located on the second floor and is entered via a shared stairwell with buzzer security system on entry.

Accommodation

Entrance Hall

The property is entered via solid door into hall. Herringbone style wood effect LVT flooring. Radiator. Two recessed storage cupboard with shelving. Loft access hatch with pull down ladder. Ceiling spotlights. Doors to all rooms.

Living Room 20'2 x 20'3 (6.15m x 6.17m)

A spacious living room with dual aspect windows overlooking front and sides. Herringbone style wood effect LVT flooring. Radiators. Central pendant ceiling light. Wall light.

Kitchen 9'11 x 10'1 (3.02m x 3.07m)

Modern fitted shaker style kitchen with features to include; range of wall and base units with granite work surfaces and tiled splashback, 1.5 bowl inset sink with mixer tap and draining grooves into work top, counter top four ring gas hob with tiled splashback, electric extractor fan over and electric fan assisted oven under. Integrated fridge/freezer behind matching decor door. Inset eyeline microwave. Undercounter integrated washer/dryer. Window overlooking the front. Tile effect vinyl floor. Ceiling spotlights with decorative coving.

Master Bedroom 10'10 x 15'10 (3.30m x 4.83m)

Window overlooking the rear. Two double fitted wardrobes. Fitted carpet. Central pendant ceiling lights. Decorative wall lighting. Door to;

En Suite 6'10 x 7'6 (2.08m x 2.29m)

Modern en suite with features to include; fully tiled shower cubicle with wall mounted mains connected shower, rainfall showerhead and further shower head fitment and sliding door, low level hidden cistern WC and vanity unit containing counter top sink with waterfall mixer tap and storage below. Part tiled walls. Part papered and panelled walls. Tile effect vinyl floor. Wall mounted vertical tower warmer. Ceiling spotlights. Extractor fan.

Bathroom 6'10 x 8'0 (2.08m x 2.44m)

Modern three piece suite in white with features to include; panelled and tiled bath with wall mounted shower over and folding screen, low level hidden cistern WC and wall mounted wash hand basin with mixer tap. Part tiled, part papered walls. Tile effect vinyl floor. Ceiling spotlights. Extractor fan.

Bedroom Two 14'4 x 10'1 (4.37m x 3.07m)

Currently in use as a sitting room. Large window overlooking side. Wood effect LVT flooring. Radiator. Central pendant ceiling light.

Services & Tenure

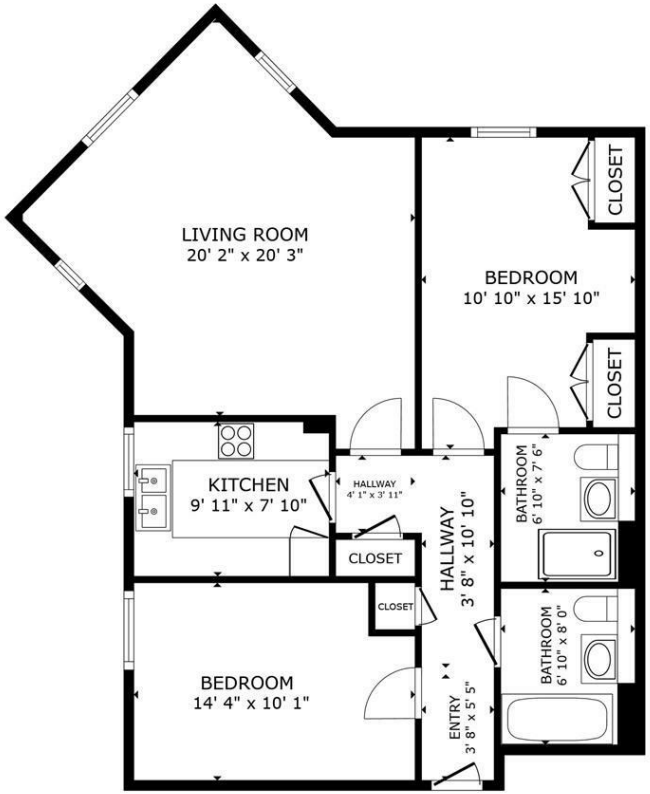
The property is serviced by mains gas, electricity, water and drainage. There is an annual service charge of approx. £4,800 payable on the property, this covers the upkeep of the grounds and parklands, buildings insurance, window cleaning, CCTV plus the maintenance of communal areas that includes the roof and external walls of the property. The property is Leasehold: 999 years from 2002. The property is sold with the benefit of a share in the management company.

Gardens & Grounds

Talygarn Manor is a unique development comprised of a restored manor house, town houses and apartments all 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".

Directions

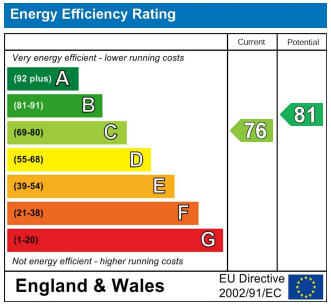
From our office at 65 High Street Cowbridge, travel through the town towards Eastgate. At the lights turn left onto the A4222 Aberthin Rd. Travel all the way through the villages of Aberthin and Ystradowen. Enter into Talygarn and take the right hand turning opposite Talygarn Close and just before crossing 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 into Western Courtyard where number 39 is located next to the arch on your left hand side.

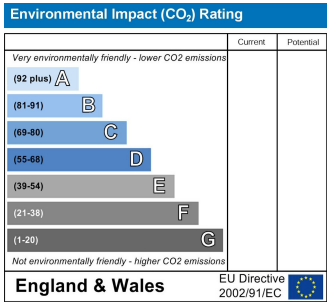


FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 892 sq.ft.
TOTAL : 892 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport





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