



## 10 Western Courtyard

Talygarn, Nr Pontyclun, CF72 9WR

Price £330,000

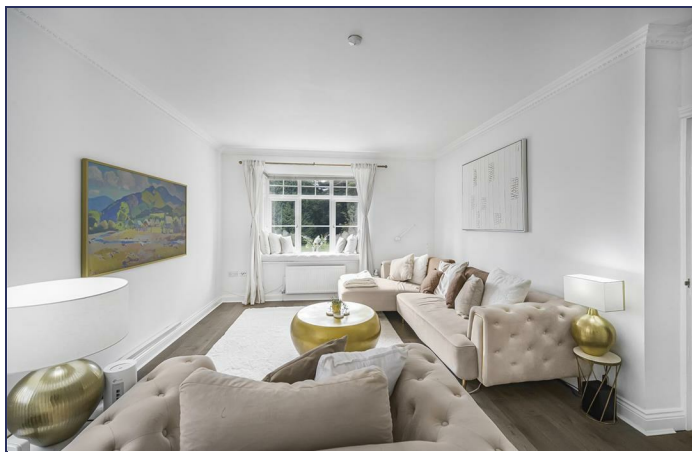
HARRIS & BIRT



A modern town house situated on the much sought after Talygarn Manor & Country Park development with Western Courtyard. This home benefits from versatile living accommodation briefly comprising: entrance hall, kitchen/dining/family room and downstairs WC to the ground floor, a double bedroom, spacious living room serve the first floor and further stairs leading to two double bedrooms, with an en-suite to the master bedroom and a family bathroom to the second floor. To the front of the property there is a paved area for outside entertaining with views of the grounds beyond. The property enjoys the benefit of combination gas central heating and is double glazed. There is a dedicated parking space to the front and plenty of visitor parking nearby.

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

Enclosed porch with storage cupboard housing gas combination boiler. Front door with decorative stained glass panel into property.

#### Hall

Engineered oak flooring. Staircase to first floor with under stairs cupboard with ample storage. Radiator. Ceiling spotlights. Coved and skimmed ceiling. Doors to all ground floor rooms.

#### WC

Obscure glazed window to side aspect. WC with hidden cistern. Wash hand basin with hot and cold mixer tap. Half tiled walls. Continuation of flooring from hall. Coved and skimmed ceilings. Vertical towel warmer. Pendant ceiling light.

#### Kitchen/Dining/Family Room

Modern fitted kitchen with features to include: a range of wall and base units in white with brushed gold handles, granite worktops over an decorative tiled splashbacks. Inset 1.5 sink bowl, draining grooves and swan neck mixer tap finished in brushed gold. Counter top induction hob with electric extractor fan over. Inset Samsung eyeliner oven and grill. Integrated dishwasher behind matching decor door. Space for under counter washing machine. Integrated fridge/freezer with matching decor doors. Radiator behind decorative cover. Ceiling spotlights. Two windows to side aspect. Continuation of flooring from hall. Ample space for dining table and chairs with decorative pendant light over. Opening through to family room with French UPVC double glazed doors leading out to the front patio. Radiator behind decorative cover. Central pendant ceiling light.

### First Floor

#### Landing

Curved staircase from ground floor with fitted carpet and window to side. Pendant ceiling light. Fitted carpet. Coved and skimmed ceiling. Doors to all first floor rooms.

### Living Room

Large picture bay window with built in seating offering views to the front. Full width and height run of concealed storage cupboards. Engineered oak flooring. Coved and skimmed ceilings. Pendant ceiling light. Radiator.

### Bedroom Three

Window to front. Engineered oak flooring. Coved and skimmed ceilings. Pendant ceiling light. Radiator.

### Second Floor

#### Landing

Curved staircase from ground floor with fitted carpet. Loft access hatch. Pendant ceiling light. Fitted carpet. Radiator. Coved and skimmed ceiling. Doors to all Second floor rooms.

#### Master Bedroom

Double glazed window to front aspect. Fitted carpet. Coved and skimmed ceilings. Built in wardrobe with sliding doors. Radiator. Pendant ceiling light. Door through to en-suite.

#### En Suite

Modern suite with features to include: curved shower cubicle with wall mounted, mains connected shower and sliding door. Wall hung wash hand basin with mixer tap. WC with hidden cistern flush. Obscure glazed window to floor. Decorative flooring. Half tiled walls. Spotlights. Vertical towel rail. Coved and skimmed ceiling.

#### Bedroom Two

UPVC window to front aspect. Built in double wardrobe with sliding doors. Fitted carpet. Radiator. Coved and skimmed ceiling. Pendant ceiling light.

#### Bathroom

Modern bathroom suite with features to include: bath with mixer tap and shower head attachment over. Hidden cistern WC. Wall mounted wash hand basin with mixer tap. Engineered oak flooring. Part tiled walls. Spotlights. Vertical towel rail. Recessed deep storage cupboard

#### Outside

Large paved area to the front conveniently accessed from the kitchen/family room offering a perfect space for al fresco

entertaining. Parcel of lawn to the side with hedged boundary. Allocated parking space.

### Services

Mains water, gas, electric and drainage. UPVC double glazing throughout. Gas central heating via combination boiler housed to outside storage cupboard and operated with Hive 2 smart heating system with smart radiator valves to all rooms. Full fibre connection (1600mb).

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. The property is sold with the benefit of a share in the management company.

Service Charge approx. £415 PCM.

### Communal 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 10 is the first house on the left hand corner.



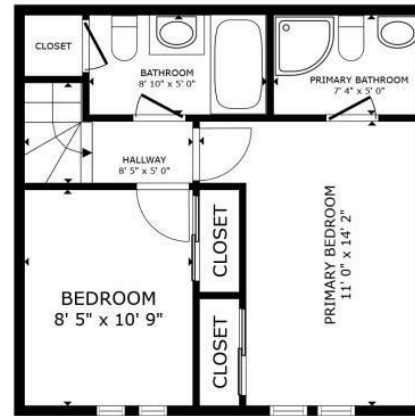




FLOOR 1



FLOOR 2



FLOOR 3

GROSS INTERNAL AREA  
 FLOOR 1 355 sq.ft. FLOOR 2 420 sq.ft. FLOOR 3 383 sq.ft.  
 TOTAL : 1,157 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	

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>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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