



17 The Manor  
Pontyclun, CF72 9WT

Watts  
& Morgan



# 17 The Manor

Talgarn, Pontyclun, CF72 9WT

## Guide Price £395,000 Freehold

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A beautifully presented two-bedroom first-floor apartment set within the prestigious Grade II\* listed Talgarn Manor. Accessed via a lift from the main communal entrance, this spacious home combines period charm with stylish modern finishes. The living room features high ceilings, large windows with stunning views, and a log-effect electric fire. The kitchen offers sage green units, black granite worktops, a central island, and LVT flooring, with direct access to a private, astro-turfed balcony overlooking peaceful communal gardens.

Additional highlights include a large utility room, separate WC, and bespoke handmade storage. Residents enjoy access to elegant communal spaces including a library, lounge, and landscaped gardens, with optional outdoor BBQ areas and additional storage available. A rare opportunity to live in a character-rich home within an exceptional historic estate.

### Directions

Cowbridge Town Centre – 4.2 miles

Cardiff City Centre – 17.0 miles

M4 Motorway Llantrisant – 5.0 miles

Your local office: Cowbridge

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## Summary of Accommodation

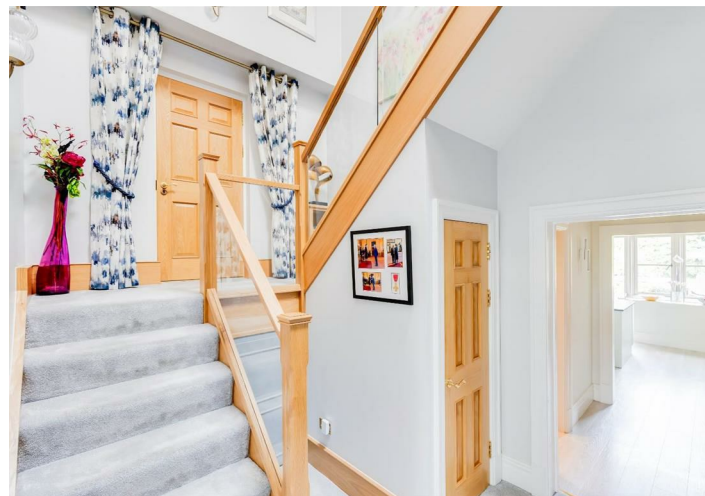
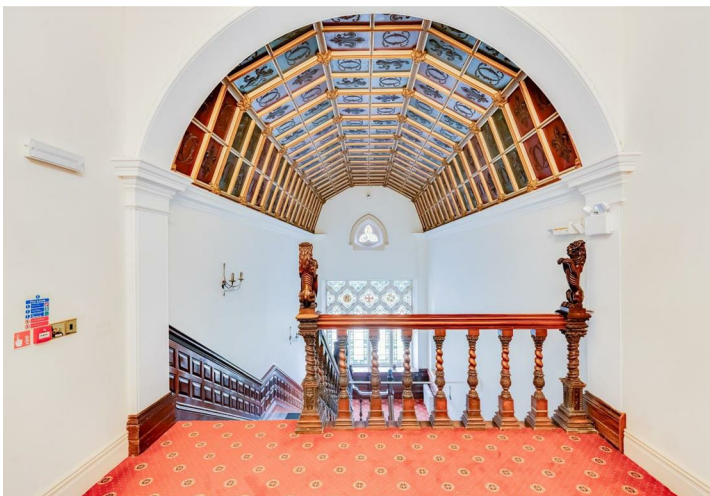
### About the Property

This immaculate two-bedroom first-floor and second-floor apartment is nestled within the historic Talygarn Manor, a Grade II\* listed estate dating back to the 13th century. The manor was extensively transformed in the late 19th century by George Thomas Clark, a prominent industrialist and horticulturist, into a grand Tudor Gothic mansion. The apartment offers a harmonious blend of period charm and modern comfort, featuring high ceilings, large windows, and bespoke carpentry throughout.

The spacious living room is bathed in natural light, offering glorious views over the surrounding grounds and forestry. A lovely electric fire with a log effect adds a cozy ambiance. The separate kitchen boasts sage green cabinetry, black granite worktops, and a matching central island, complemented by LVT flooring. A door opens onto a private balcony with recently installed fencing, providing peaceful views over the communal gardens.

The master bedroom benefits from a modern en suite shower room, while the second double bedroom enjoys its own en suite bathroom—perfect for guests or family living.

Additional features include a generous utility room with ample storage and a separate downstairs WC. Handmade storage solutions at the bottom of the stairs and under-stair areas reflect the craftsmanship of a skilled local carpenter. A lift provides convenient access



## Garden & Grounds

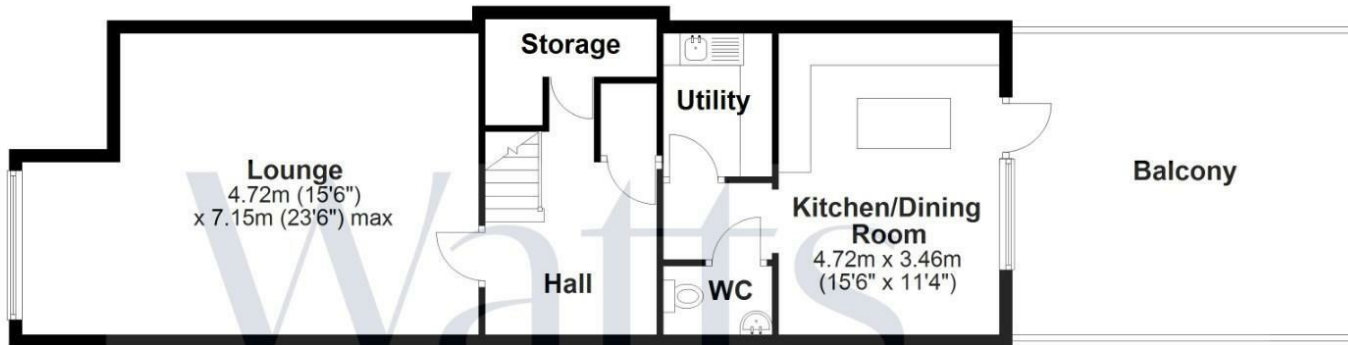
Talygarn Manor is set within approximately 140 acres of beautifully landscaped grounds, including sunken gardens, lawns, a lake, and woodland. Residents have access to a range of communal amenities, including a library, lounge, and outdoor spaces such as BBQ areas, storage facilities, sheds, allotments and washing lines, available for an additional charge. The estate's rich history and tranquil setting offer a unique living experience.

## Additional Information

Leasehold. All Mains Connected. Council Tax Band F.

### First Floor

Approx. 69.4 sq. metres (747.3 sq. feet)



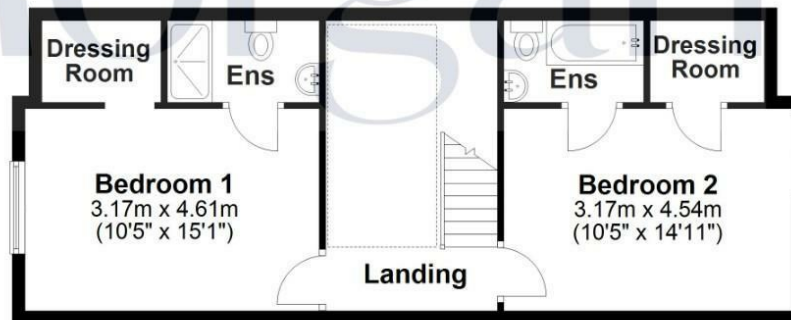
### Ground Floor

Approx. 13.3 sq. metres (143.3 sq. feet)



### Second Floor

Approx. 54.0 sq. metres (581.6 sq. feet)



Total area: approx. 136.8 sq. metres (1472.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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