



26 Western Courtyard, Talygarn Manor,
Talygarn, Pontyclun, RCT, CF72 9WR

Watts
& Morgan



26 Western Courtyard, Talygarn Manor, Pontyclun, Rhondda Cynon Taff, CF72 9WR

Guide Price £339,950 * No ongoing chain *

Share Of Freehold

3/4 Bedrooms : 3 Bathrooms : 2 Reception Rooms

A well-proportioned 3/4 bedroom townhouse positioned in the highly sought after community at 'Talygarn Manor and Country Park'. Offering flexible and adaptable accommodation throughout comprising: hallway with WC, study/single bedroom, open plan kitchen-dining room with French doors to rear. First floor lounge, 3-piece bathroom and double bedroom. Second floor with two en-suite double bedrooms. Stunning countryside and Manor garden views to the rear. Enjoying 55 acres of communal gardens with extensive lawn, BBQ, Tennis Court, and pond. Allocated parking space plus visitor spaces. Recently re-decorated throughout with newly fitted carpets. No ongoing chain. EPC Rating: 'C'.

Directions

From our Offices travel along High Street in an easterly direction towards the Traffic Lights and take the left hand turn for Aberthin / Llantrisant. Continue along this road for around 4½ miles, travelling through Ystradowen. Upon reaching Talygarn take the right hand turning through the gates into Talygarn Manor and Country Park. Continue into Talygarn, bearing right just before the Gatehouse and follow the road in front of Talygarn Manor. An arched entrance leads to the centre of 'Western Courtyard', off which is the entrance way to the property on the left.

- Cowbridge Town Centre 5.2 miles
- Cardiff City Centre 17.2 miles
- M4 (J34, Miskin) 3.8 miles

Your local office: Cowbridge

T 01446 773500

E cwbridge@wattsandmorgan.co.uk





Summary of Accommodation

ABOUT THE PROPERTY

- * A canopied porch area with external store provides the entrance to the property with hallway providing a carpeted staircase to the first floor with under stairs storage cupboard. A cloakroom serves the ground floor.
- * Off from the hallway is a study with views to the front aspect.
- * To the rear of the property lies the kitchen/dining room which has been fitted with a range of beech shaker style wall and base units with wine rack and granite work surfaces with tiled splashback. A range of integral appliances to remain to include; 4-ring gas hob with extractor hood over, oven/grill, fridge freezer and slimline dishwasher. Space is provided for dining table and chairs with French doors leading out onto the patio area offering a pleasant space to enjoy al-fresco dining with views over Talygarn Manor grounds.
- * To the first floor is a lounge which is a generous sized light and airy reception room with broad box-bay window to the rear with superb views over countryside.
- * Adjacent to the lounge is a 3-piece modern bathroom.
- * Further on offer is a double bedroom with large built-in wardrobe.
- * To the second floor are two generous double bedrooms, with en-suite shower rooms and walk-in closets. The larger of the two offering superb, elevated views over the Manor grounds.

GARDENS AND GROUNDS

- * Private courtyard patio area with sunny aspect; enjoying a tranquil place to sit and enjoy views over the grounds.
- * The courtyard is enclosed via waist high mature shrub borders and laid to patio/chippings.
- * Owners enjoy shared use of the 55 acre parkland setting including; extensive lawned and woodland gardens, lake walks, Tennis courts, BBQ area etc. Also, residents have use of certain rooms and communal areas within the Manor House, including a snooker room and library.
- * Allocated private parking directly in front of property for one vehicle and numerous visitor parking spaces.

ADDITIONAL INFORMATION

All mains services connect to the property. Gas-fired central heating. Council Tax: Band F. Leasehold: 999 years from 2002. Ground rent: approx £50 every 6 months. Service Charge: approx £3004 per year which includes the cost of buildings insurance, lighting, security, parkland maintenance, tennis courts and cleaning of communal areas and external windows. A Sinking Fund contribution of approximately £750 per annum covers non-regular repairs and maintenance of Talygarn Manor, Western Courtyard, private roads and Parkland.

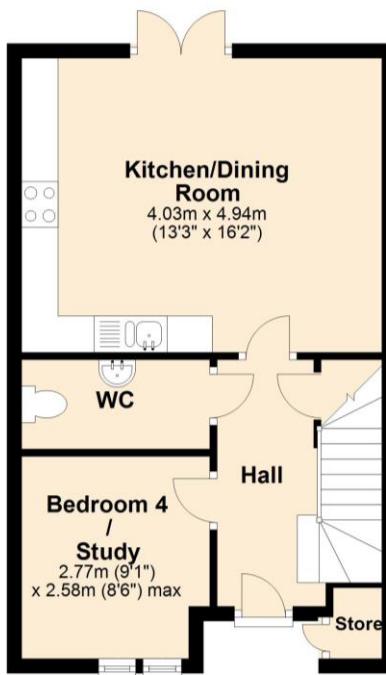


PROCEEDS OF CRIME ACT 2002

Watts & Morgan LLP are obliged to report any knowledge or reasonable suspicion of money laundering to NCA (National Crime Agency) and should such a report prove necessary may be precluded from conducting any further work without consent from NCA.

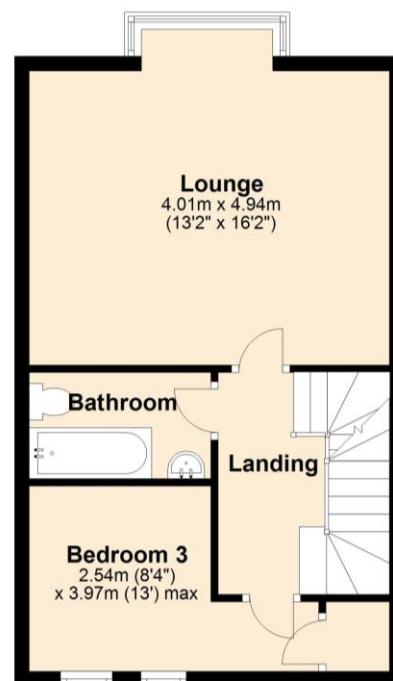
Ground Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



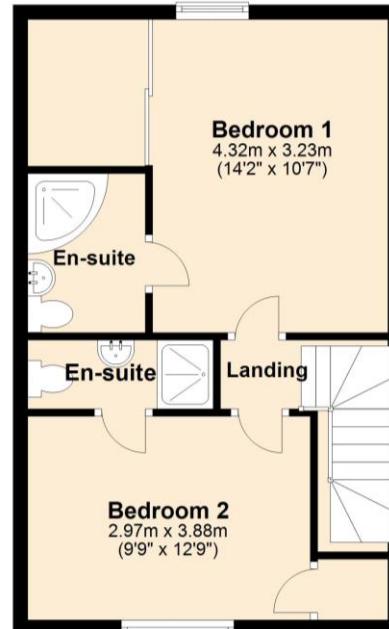
First Floor

Approx. 41.0 sq. metres (441.3 sq. feet)



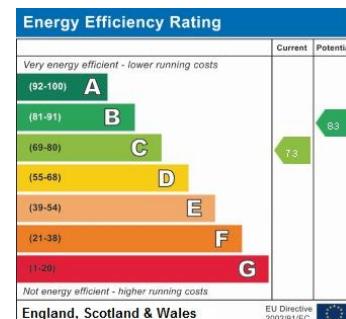
Second Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



Total area: approx. 121.8 sq. metres (1310.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



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.



**Bridgend**

T 01656 644 288

E bridgend@wattsandmorgan.co.uk



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