



2 Talygarn Court, Talygarn Manor,  
Pontyclun, RCT, CF72 9UH

Watts  
& Morgan



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Talygarn Manor, Pontyclun, RCT, CF72 9UH

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### Guide Price £350,000 Freehold

3 Bedrooms | 2 Bathrooms | 1 Reception Room

A deceptively spacious, three bedroom townhouse nestled in the prestigious Talygarn Manor Estate.

Spacious accommodation spread over three floors to include; kitchen/dining/living room and utility to lower ground floor level, lounge and WC to the ground floor, and three bedrooms, an ensuite and family bathroom to the top floor.

Enjoying wonderful countryside views. Landscaped rear garden with paving and lawn, off-road driveway parking and an integral garage.

Residents also enjoy access to elegant communal spaces including a library, lounge, and landscaped gardens. Viewing highly recommended for this freehold property within an exceptional historic estate.

EPC Rating "TBC".

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### Directions

Cowbridge Town Centre – 5.2miles

Cardiff City Centre – 17.0 miles

M4 Motorway – 3.7 miles

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## Summary of Accommodation

### About The Property

This spacious and well-maintained three-bedroom townhouse is nestled within the historic Talygarn Manor Estate, located opposite the beautiful Grade II\* listed Manor dating back to the 13th century.

2 Talygarn Court, built in the early 2000s, has access to the 140 acre grounds and the Manor itself which was extensively transformed in the late 19th century by George Thomas Clark, a prominent industrialist and horticulturist, into a grand Tudor Gothic mansion with library and lounge.

The canopied entrance porch has a useful external cupboard, and a front door leads directly into the entrance hallway with staircase to the first floor and lower level, with 2-piece WC.

The lounge is a delightful, light-filled reception room which offers a Juliet-style balcony with double doors opening out enjoying views over the rear garden and further beyond over RCT countryside.

To the lower level ground floor living is the kitchen/dining/living space which connected to the landscaped rear garden. The kitchen has been fitted with a range of shaker-style grey wall and base units with complementary work surfaces and tiled splashback. A range of integral appliances to remain to include; a 4-ring gas hob with oven/grill beneath and extractor hood over, fridge/freezer and dishwasher. One cupboard houses the gas boiler. There is ample space for dining furniture along with a cosy snug/sitting area with French doors leading out onto the rear garden and terrace.

Adjacent to the kitchen/diner is the utility room which provides plumbing for appliances along with an additional sink unit.

To the top floor is the bedroom accommodation with three good sized bedrooms offering two double rooms and one single. All bedrooms have lovely views over the Talygarn Estate and surrounding countryside. The largest bedroom has the benefit of an ensuite shower room which is fitted with a contemporary 3-piece white suite. The other two bedrooms share use of the 3-piece fully tiled, modern family bathroom.



**Garden & Grounds**

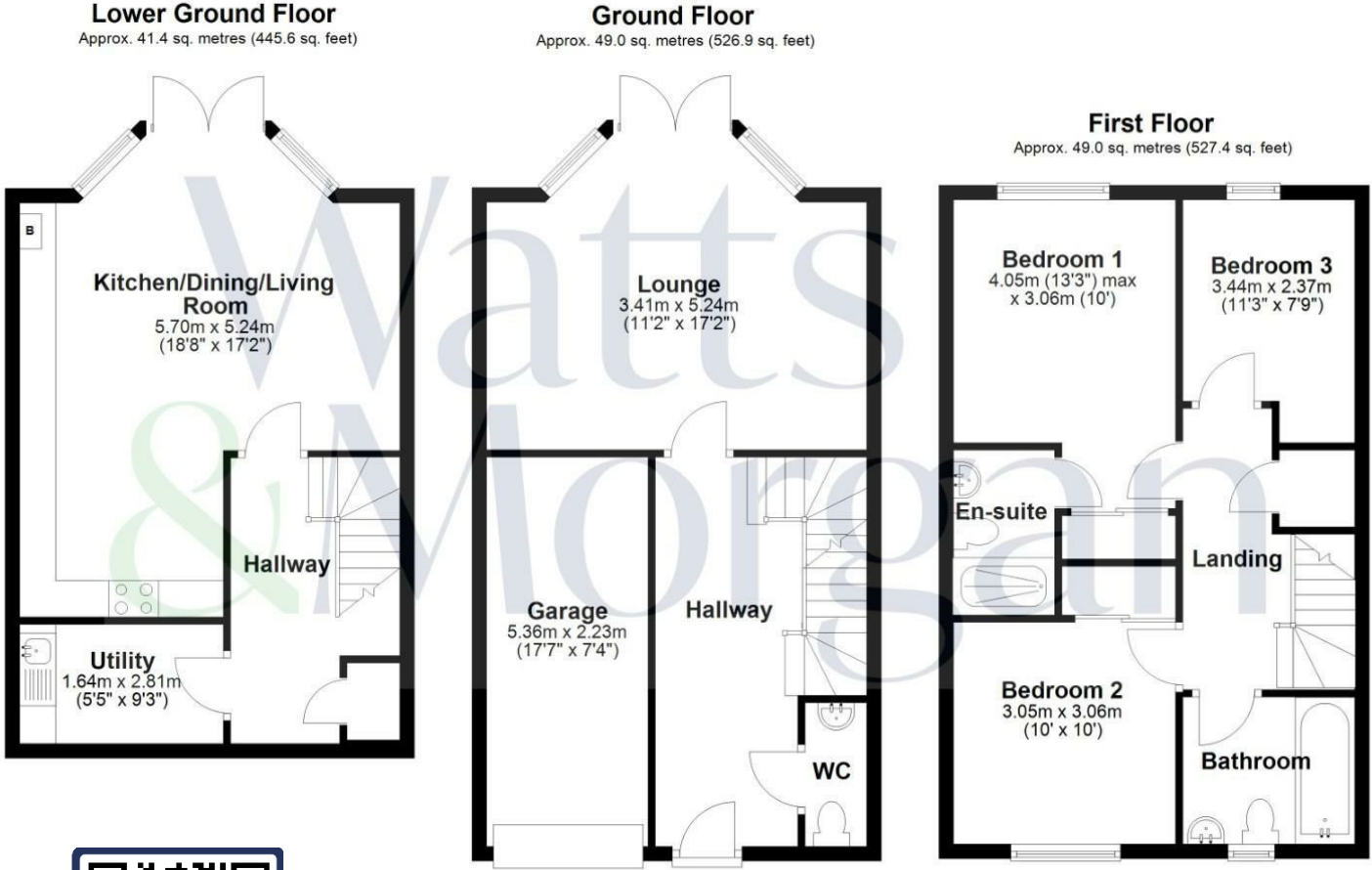
The front driveway provides off-road private parking plus extra visitor parking located nearby. The driveway leads to the integral single garage with full power supply..

To the rear of the property is a landscaped mature garden with patio area - ideal for alfresco dining which is enclosed with wood fencing and leads onto a lawn space plus additional paving to the bottom of the garden. A courtesy gate opens out onto rear access..

2 Talygarn Court 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, and washing lines. The estate's rich history and tranquil setting offer a unique living experience.

**Additional Information**

Freehold. Estate Management Charge TBC. All Mains Connected. Gas-fired central heating. Council Tax Band F.



Total area: approx. 139.3 sq. metres (1499.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(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	



Scan to view property

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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