



11 The Manor, Talygarn,
Pontyclun, RCT, CF72 9WT

Watts
& Morgan



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Guide Price £400,000 Leasehold

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms

A truly stunning and impeccably presented three-bedroom townhouse set within the prestigious Grade II* listed Talygarn Manor. Accessed directly from the Manor gardens, this spacious home combines period charm with stylish modern finishes.

The accommodation features high ceilings throughout, large floor-to-ceiling windows and stunning countryside views. There is a first floor living/dining room with modern kitchen offering black granite worktops and quality appliances. The largest bedroom is to the ground floor with its own 4-piece en-suite bathroom and walk-in closet; plus an adjacent utility room. Two further double bedrooms are on the second floor with shared use of the luxurious family bathroom; also a study area.

There is direct access onto a paved area which overlooks the Manor's peaceful communal gardens, along with two allocated parking spaces nearby.



Directions

Cowbridge Town Centre – 4.2 miles

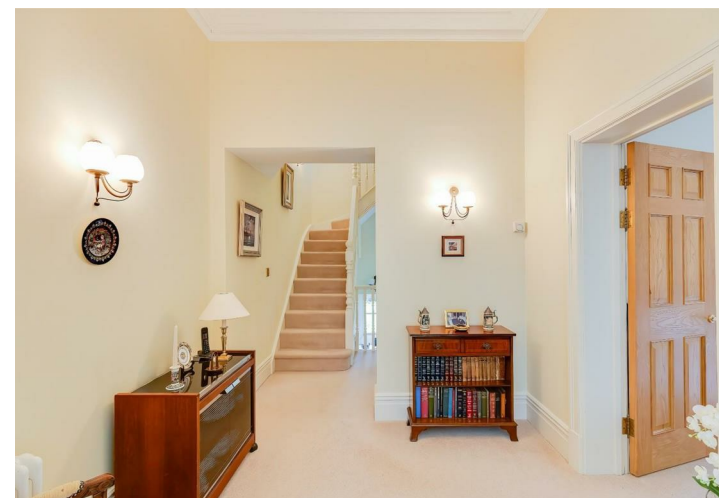
Cardiff City Centre – 17.0 miles

M4 Motorway – 5.0 miles

Your local office: Cowbridge

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Summary of Accommodation

About The Property

This immaculate, and very well-looked after three bedroom townhouse 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 townhouse offers a harmonious blend of period charm and modern comfort, featuring high ceilings, large windows, and clever storage throughout.

Accessed directly from the communal gardens, into the entrance hallway which has a useful cloaks closet and a carpeted staircase leads to the first floor. To the ground floor lies the largest bedroom which benefits from a walk-in closet, fitted wardrobe and its own luxurious 4-piece en-suite bathroom. This bedroom enjoys a lovely outlook through floor-to-ceiling stained glass windows overlooking the grounds and oozes calm and peace with its neutral decor. Adjacent to this bedroom is a utility room with plumbing for appliances.

The first floor landing opens seamlessly into the kitchen/breakfast room which boasts a range of ivory shaker-style cabinetry, with black granite worktops, complemented by tile-effect textured flooring. Offering a range of quality 'AEG' appliances to remain to include; double oven, micro/oven, 4-ring induction hob with extractor hood over, dishwasher and fridge/freezer. Additionally to include a fitted sink unit with waste disposal and inset granite drainer. Separately to the kitchen is the extremely spacious living/dining room which is bathed in natural light, offering glorious views over the surrounding grounds and forestry through floor-to-ceiling stained glass windows. A focal feature to this room is the limestone fire surround with inset electric fire - adding a cozy ambiance to this sizeable space.

To the final floor, there is a walk-through study area with fitted storage closet, leading to two double bedroom and a quality-fitted 4 piece family bathroom. The larger bedroom has a fitted window seat which enjoys a lovely outlook over RCT countryside. Furthermore, the gas-fired 'Vaillant' boiler is enclosed within a cupboard to this floor, along with the hot water tank.



Garden & Grounds

11 The Manor benefits from two allocated parking spaces, along with several visitor spaces and has direct access onto a paved area for relaxing overlooking the communal green. The Manor itself 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. Storage facilities are available for an additional charge. The estate's rich history and tranquil setting offer a unique living experience.

Additional Information

Leasehold. Ground Rent approx £100 per annum.
Service Charge approx. £2,200 paid every 6 months (Mar/Oct).
Gas-fired central heating. All Mains Connected.
Council Tax Band G.

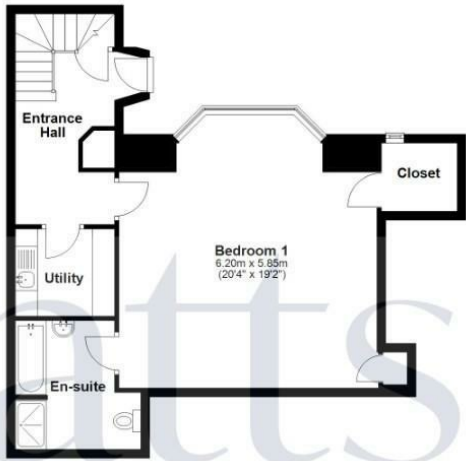


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		80	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

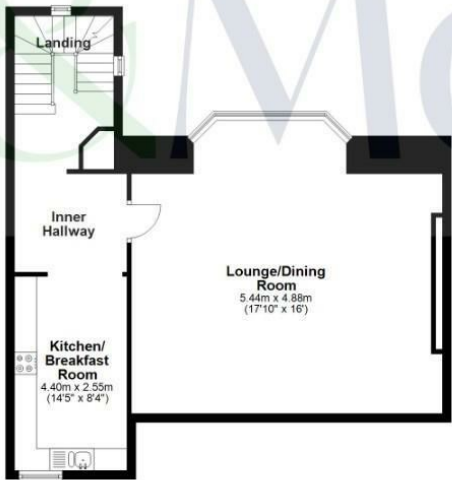


Scan to view property

Ground Floor
Approx. 60.6 sq. metres (652.0 sq. feet)



First Floor
Approx. 69.1 sq. metres (743.3 sq. feet)



Second Floor
Approx. 56.6 sq. metres (609.6 sq. feet)



Total area: approx. 186.3 sq. metres (2005.0 sq. feet)

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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