



23 Western Courtyard, Talygarn Manor,  
Talygarn, Nr Pontyclun, CF72 9WR

Watts  
& Morgan



# 23 Western Courtyard, Talygarn

## Manor

Talygarn, Pontyclun, RCT, CF72 9WR

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**Guide price: £275,000 Leasehold**

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

An immaculate ground floor flat in the prestigious Talygarn Manor development with accommodation all on one level and direct access to own patio. Living room, kitchen, two double bedrooms, the largest with en suite shower room, bathroom. Own patio & use of extensive grounds. Allocated parking.

EPC Rating: TBC



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### Directions

Cowbridge Town Centre – 5.2 miles

Cardiff City Centre – 170 miles

M4 Motorway, J34 Pencoed – 3.6 miles

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## Summary of Accommodation

### About the property

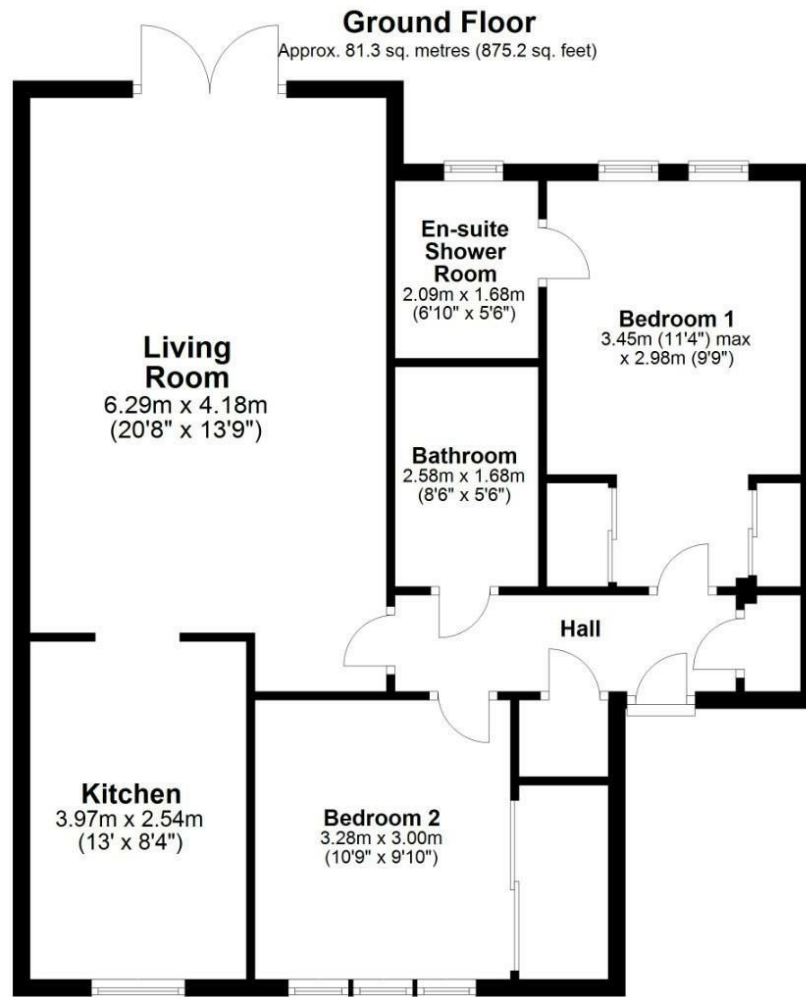
Within this much sought after development, 23 Western Courtyard is a ground floor apartment with accommodation all on one level and with direct access to its own patio garden. It has been upgraded in recent years and provides immaculate, move in ready home. From a ground floor entrance lobby area, a hallway has doors leading initially to the bedrooms and the family bathroom; and then continuing to the living room with kitchen beyond. The living room is a great, large multi-purpose space with plenty of room for sitting and for a dining table. Broad French doors open to a flagstone paved patio area - solely for the use of 23 Western Courtyard - with The Manor gardens beyond. Accessible from the living room is a neat kitchen fitted with a comprehensive range of storage units with granite work surfaces atop. Appliances are to remain, including a Neff 4 burner gas hob, electric oven, microwave and fully integrated washing machine, fridge and freezer. A wine cooler is to remain, behind which are plumbing points for a dishwasher.

The principal double bedroom looks onto the communal grounds and has a built-in dressing area with fitted wardrobes while the bedroom itself includes further fitted storage. It has its own contemporary en suite shower room. A second double bedroom also has wardrobe provision and looks into "the courtyard". The contemporary bathroom includes a bath with shower over. The hallway includes two further storage cupboards.



### Additional information

Leasehold. 999 years from 2002 (975 years remaining). Ground rent: to be confirmed Service charge: to be confirmed. All mains services connect to the property. Gas-fired 'combi' central heating. Council tax: Band E



Total area: approx. 81.3 sq. metres (875.2 sq. feet)

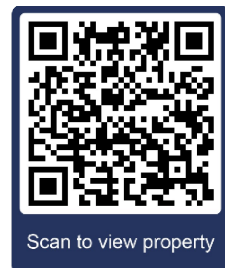
## Garden & Grounds

No 23 has direct access to its own patio area, accessed directly from the living room. This generous, flagstone-paved space looks onto the extremely well tended communal lawns and gardens beyond. It is screened from the same by mature waist-high hedging with a timber gate allowing direct entry from the paths. The patio is a larger than expected space, ideal for catching the sun throughout the day.

Within Western Courtyard each property has its own allocated parking space; there are also numerous designated visitor parking spaces. Owners enjoy shared use of the parkland setting including extensive lawned and woodland gardens, lake walks, barbeque area etc. Owners also have use of certain rooms within Talygarn House, including a snooker room and library.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(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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