



## 7 Western Courtyard

Talygarn, Nr Pontyclun, CF72 9WR

Asking Price £325,000

HARRIS & BIRT



A modern style living three bedroom town house situated on the much sought after Talygarn Manor & Country Park development with Western Courtyard. This home benefits from versatile living accommodation briefly comprising: Kitchen/Dining Room, downstairs WC to the ground floor, double Bedroom, Living Room and a WC to the first floor and further stairs leading to two double Bedrooms with an en-suite to the Master Bedroom and a family Bathroom to the second floor. To the front of the property you have a paved area for outside entertaining with views of the grounds beyond. The property enjoys the benefit of combination gas central heating and is double glazed. There is a dedicated parking space to the front and plenty of visitor parking nearby.

Talygarn Manor comprises beautifully restored and converted manor house, standing in about 50 acres of superb gardens and grounds. Adjoining the manor house is a stylish high quality development very much in keeping with the character of the original house and comprising apartments and townhouses which have been finished to a high quality standard. The property enjoys the benefit of use of all the grounds, including sunken gardens, tennis court, woodland, lake, games room etc. This really is a most pretty setting.

There are good local facilities within walking distance in the village of Pontyclun, which also has a railway station on the Bridgend to Cardiff line. A few minutes down the road is the market town of Cowbridge, with an extensive range of market town facilities, whilst to the North there is major out of town shopping at Llantrisant, Talbot Green. Easy access to M4 Motorway and other major roads brings major centres within easy commuting distance including capital city, Cardiff, Newport, Swansea etc.



## Accommodation

### Ground Floor

#### Hallway 4'1 x 15'7 (1.24m x 4.75m)

Porchway. Door to hallway. Radiator. Pendant ceiling light. Coved and skimmed ceiling. Skimmed walls. Laminate floor. Under stairs cupboard with ample storage. Continuation of laminate flooring. Doors to all ground floor rooms. Staircase to first floor.

#### Kitchen/ Dining Room 13'2 x 20'4 (4.01m x 6.20m)

Modern fitted kitchen in grey with features to include. Range of wall and base units with granite worktops. 1.5 sink bowl and drainer. Hot and cold swan neck mixer tap. Neff cooker hood above Neff gas four ring hob. Electric oven under. Under cupboard LED spotlighting. Fitted Neff microwave. Integrated Neff dishwasher. Bosch integrated washing machine. Integrated Neff fridge/ freezer. French UPVC double glazed doors leading out to the front patio. Continuation of laminate flooring. Pendant ceiling lights. LED spotlights above kitchen. Radiators.

#### WC

Window to side aspect. WC with hidden cistern. Wash hand basin with hot and cold mixer tap. Half tiled walls. Coved and skimmed ceilings. Vertical towel rail.

### First Floor

#### Landing

Carpet flooring. Pendant ceiling light. Skimmed walls. Coved and skimmed ceiling.

#### Living Room 12'3 x 23'7 (3.73m x 7.19m )

Vinyl flooring. Skimmed walls. Coved and skimmed ceilings. UPVC feature window to front aspect. Pendant ceiling light. Radiators.

#### Bedroom Three 7'2 x 10'8 (2.18m x 3.25m)

Laminate flooring. Skimmed walls. Coved and skimmed ceilings. Pendant ceiling light. UPVC double glazed windows to front. Radiator.

#### WC

WC with hidden cistern flush. Wall hung wash hand basin with hot and cold mixer tap. Vertical towel rail. Half tiled walls. Tiled flooring. Partly skimmed walls. Coved and skimmed ceiling. LED spotlights.

### Second Floor

#### Landing

Carpet flooring. Pendant ceiling light. Radiator. Skimmed walls. Coved and skimmed ceilings. Access hatch to loft. Doors to all second floor rooms.

#### Master Bedroom 11'1 x 14'0 (3.38m x 4.27m)

Laminate flooring. Skimmed walls. Coved and skimmed ceilings. Double glazed window to front aspect. Built in wardrobe with two sliding doors with ample storage. Pendant ceiling light. Door through to en-suite.

#### En Suite 7'3 x 5'8 (2.21m x 1.73m)

Tiled flooring. Half tiled walls. Skimmed walls. Coved and skimmed ceiling. Walk in shower with glass panel. LED spotlights. Vertical towel rail. Wall hung wash hand basin with towel rail under. Hot and cold mixer tap with vanity unit over. WC with hidden cistern flush.

#### Bedroom Two 8'8 x 10'8 (2.64m x 3.25m)

Built in double wardrobe with inset shelving. UPVC window to front aspect. Skimmed walls. Coved and skimmed ceiling. Pendant ceiling light.

#### Family Bathroom 8'10 x 5'8 (2.69m x 1.73m)

Tiled flooring. Fully tiled walls. Vertical feature mirror. WC and wash hand basin set into a full length vanity unit under.

Bath with mixer tap and shower head attachment over. Glass screen. LED spotlight. Vertical towel rail. Storage cupboard with ample storage.

### Outside

To the front is mainly laid to lawn. Large paved area for entertaining.

### Communal Grounds & Gardens

Talygarn Manor is a unique development comprised of a restored manor house, town houses and apartments all enjoying use of c.50 acres of communal grounds including sunken gardens, tennis court and BBQ area. Located in the manor is full access to a library and games room with snooker and pool tables. The property also benefits from access to a nearby lake with a dedicated walking path, the "Talygarn Trail".

### Services

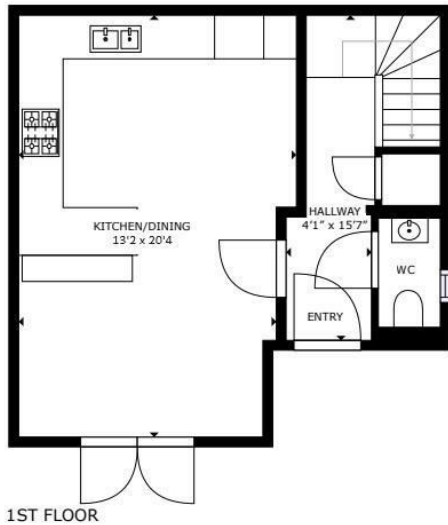
Mains water, gas, electric and drainage. Service Charge £337.20 PCM

### Directions

From our office at 65 High Street Cowbridge, travel through the town towards Eastgate. At the lights turn left onto the A4222 Aberthin Rd. Travel all the way through the villages of Aberthin and Ystradowen. Enter into Talygarn and take the right hand turning opposite Talygarn Close and just before crossing the Motorway, through the large wrought iron gates into Talygarn Manor. Follow the driveway and bear right towards the Manor House. Drive past the Manor House on your left hand side, passing the turning into Western Courtyard. Follow the bend around to the left where there is plenty of visitor parking on your righthand side. Once parked go through into Western Courtyard where number 7 is located.



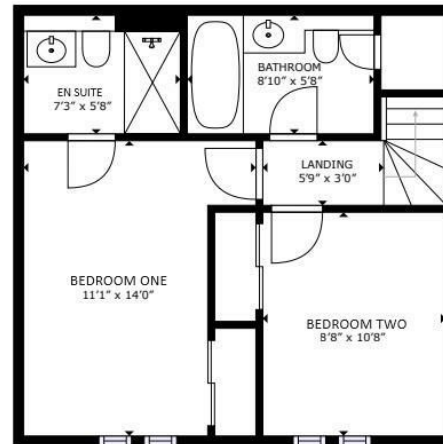




1ST FLOOR



2ND FLOOR



3RD FLOOR

GROSS INTERNAL AREA  
 1ST FLOOR: 372 sq. ft, 2ND FLOOR: 438 sq. ft  
 3RD FLOOR: 411 sq. ft  
 TOTAL: 1,221 sq. ft  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

67 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>86</b>	(82 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507  
 You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

