



## 18 Western Courtyard

Talygar, CF72 9WR

Price £350,000

HARRIS & BIRT



A highly attractive town house situated on the much sought after Talygarn Manor & Country Park development. This superb home benefits from versatile living accommodation briefly comprising: double bedroom and bathroom to the ground floor, spacious living room, kitchen/diner, utility room and WC to the first floor and second floor accommodation offering two double bedrooms, both with en suites and a useful study. An enclosed walkway leads out to a pretty paved terrace to the rear 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

#### Entrance Hallway

The property is entered via composite front door into ground floor hallway. Tiled floor. Radiator. Ceiling spotlights. Stairs to second floor with understairs storage cupboard. Decorative coving. Doors to bathroom and bedroom three.

#### Bedroom Three 10' x 8'9" (3.05m x 2.67m)

Currently in use as a comfortable study. Window overlooking rear offering views of the grounds. Tiled floor. Radiator. Pendant ceiling light. Recess for wardrobe space. Decorative coving.

#### Bathroom 8'2 x 5'5 (2.49m x 1.65m)

Fitted modern bathroom suite with features to include; panelled bath with hot and cold mixer tap, shower head attachment and folding shower screen, low level, hidden cistern WC, wall mounted wash hand basin with hot and cold mixer tap. Part tiled walls. Tiled floor. Chrome towel warmer. Ceiling spotlights. Decorative coving. Extractor.

### First Floor

#### Landing

Carpeted staircase from ground floor up to first floor landing. Carpet flooring. Pendant ceiling light. Decorative coving. Doors to living room, utility and kitchen/dining room.

#### Kitchen/Dining Room 16'5" x 11'7" (5.00m x 3.53m)

Fully fitted shaker style kitchen with features to include; range of wall and base units with granite worktops and tiled splashbacks with downlighters, 1.5 bowl sink with hot and cold mixer tap and inset worktop draining grooves, inset 4 ring gas hob with glass splashback and stainless steel extractor hood over, undercounter electric oven, fully integrated fridge/freezer, undercounter integrated dishwasher. Juliet balcony with French doors offering views over the courtyard. Tiled floor. Radiator. Range of ceiling spotlights and pendant ceiling light. Decorative coving. Space for table and chairs.

#### Living Room 16'4" x 12'4" (4.98m x 3.76m)

Juliet balcony with French doors offering delightful views over the grounds. Wood effect laminate flooring. Pendant ceiling light. Radiator. Decorative coving.

#### Utility Room

Range of wall and base units with Laminate worktop and tiled splashbacks. inset stainless steel single bowl sink with hot and cold mixer tap. Space for washing machine. Tiled floor. Ceiling spotlights. Decorative coving. Doorway through to;

## WC

Two piece suite comprising low level, hidden cistern WC and pedestal wash hand basin with hot and cold waterfall tap. Part tiled walls. Tiled floor. Chrome heated towel warmer. Ceiling spotlights. Decorative coving. Extractor.

### Second Floor

#### Landing

Carpeted staircase from first floor leading up to second floor landing. Carpet flooring. Loft access hatch. Storage cupboard with radiator and shelf. Pendant ceiling light. Decorative coving. Doors to all second floor bedrooms.

#### Master Bedroom 12'7" x 11' (3.84m x 3.35m)

Window overlooking rear offering views over the grounds. Walk-in spacious double wardrobe with sliding mirror fronted door. Wood effect laminate flooring. Radiator. Pendant ceiling light. Decorative coving. Door to;

#### Master En Suite

Fully tiled corner shower cubicle with mains connected shower and sliding glass screen. Low level, hidden cistern WC. Wall mounted wash hand basin with hot and cold mixer tap. Chrome heated towel warmer. Tiled floor. Part tiled walls. Ceiling spotlights. Decorative coving. Extractor.

#### Bedroom Two 11'9" x 11'1" (3.58m x 3.38m)

Window overlooking courtyard. Walk-in spacious double wardrobe with sliding mirror fronted door. Wood effect laminate floor. Radiator. Pendant ceiling light. Decorative coving. Door through to;

#### En Suite

Fully tiled corner shower cubicle with mains connected shower and sliding glass screen. Low level, hidden cistern WC. Wall mounted wash hand basin with hot and cold mixer tap. Chrome heated towel warmer. Tiled floor. Part tiled walls. Ceiling spotlights. Decorative coving. Extractor.

#### Bedroom Four/Study 7'3" x 7'3" (2.21m x 2.21m)

A useful additional room which despite not having an outside window offers options for either a bedroom, study etc. Carpet flooring. Pendant ceiling light. Radiator. Decorative coving.

## Services & Tenure

All mains services are connected to the property. Heating via gas combination boiler installed in 2021. There is an annual service charge payable on the property - this covers the upkeep of the grounds and parklands, buildings insurance, window cleaning, CCTV plus the maintenance of communal areas that includes the roof and external walls of the property. For further details please enquire at our office.

The property is Leasehold: 999 years from 2002. The property is sold with the benefit of a share in the management company.

## Outside

The property is accessed off Western Courtyard into a covered walkway which leads to the front entrance and through to the patio at the rear. This offers a lovely spot for al fresco dining and enjoys views over the garden and grounds. Further benefits include a large storage shed with light and power and designated parking space in the Courtyard. There is also plenty of visitor parking a short walk away.

## Communal Gardens and Grounds

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".

## Directions

From our office at 67 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 18 is located.





MANDY'S KITCHEN

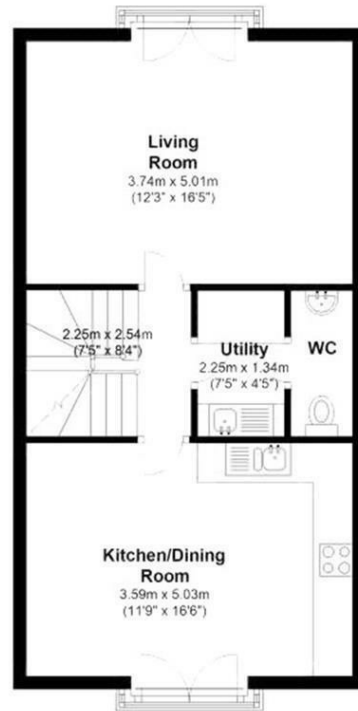
### Ground Floor

Approx. 44.1 sq. metres (474.9 sq. feet)



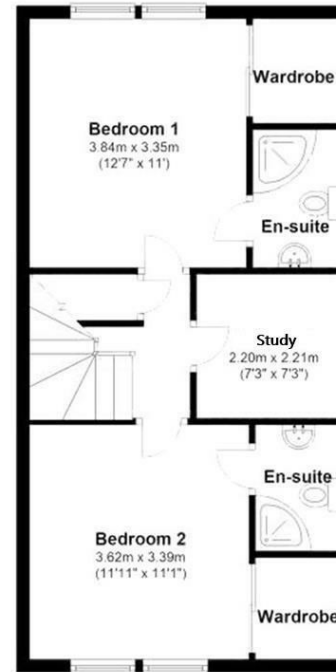
### First Floor

Approx. 49.6 sq. metres (534.1 sq. feet)



### Second Floor

Approx. 47.3 sq. metres (509.4 sq. feet)



Total area: approx. 141.1 sq. metres (1518.4 sq. feet)



# HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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	<b>88</b>

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



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