



## 2 Western Courtyard

Talygar, Nr Pontyclun, CF72 9WR

Offers Over £270,000

HARRIS & BIRT



An attractive three bedroom town house located within the desirable Talygarn Manor Estate. Accommodation briefly comprises: entrance hall, WC, open plan living/dining room and modern kitchen to the ground floor. First floor offers a spacious master bedroom with en suite shower room, two further double bedrooms and a sizeable bathroom. Outside enjoys the benefit of a front patio and allocated parking.

Talygarn Manor comprises beautifully restored and converted manor house, standing in about 50 acres of superb gardens and grounds. Adjoining the manor house is Western Courtyard, 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

The property is entered via solid wood door into main hall. Window to side. Under stairs storage. Wood effect flooring. Radiator. Ceiling spotlights. Stairs to first floor.

#### WC

Low level, dual flush wc. Wall mounted wash hand basin with hot & cold mixer tap. Chrome towel warmer. Tiled floor. Tiled walls. Ceiling spotlights.

#### Living/ Dining Room 36'1"26'2" x 52'5"22'11" + 36'1"0'0" x 19'8" (11'8" x 16'7" + 11'0" x 6'6")

Spacious open plan living space offering access via French doors opening the outside patio at the front. Window overlooking rear. Continuation of flooring from hall. Radiators. Pendant ceiling lights. Door to kitchen.

#### Kitchen 10'6" x 7'6" (3.20m x 2.29m)

Modern fitted kitchen with features to include: range of wall and base units in shaker style with granite work surfaces and tiled splashbacks. Inset 1.5 sink, draining grooves, hot and cold mixer tap and incinerator. Electric fan oven and inset four gas ring hob and electric cooker hood above. Integrated fridge/ freezer. Recently installed Integrated dishwasher and washer/dryer. Window overlooking rear. Ceiling spotlights.

### First Floor

#### Landing

Carpeted stairs from ground floor lead to upstairs landing. Storage cupboard. Loft access hatch. Carpet flooring. Radiator. Pendant ceiling light.

#### Master Bedroom 13'3" x 11'9" (4.04m x 3.58m)

Window overlooking front. Double fitted wardrobes. Carpet flooring. Radiator. Pendant ceiling light. Door to:

#### En Suite 6'5" x 5'7" (1.96m x 1.70m)

Modern suite in white comprising: fully tiled corner shower cubicle with mains connected shower. Wall mounted wash hand basin with hot and cold mixer tap. Low level, hidden cistern WC. Part tiled walls. Tiled floor. Vertical towel warmer. Ceiling spotlights. Extractor fan.

#### Bedroom Two 13'2" x 10'4" (4.01m x 3.15m)

Window overlooking rear. Fitted wardrobe. Carpet flooring. Radiator. Pendant ceiling light.

#### Bedroom Three 9'5" x 7'11" (2.87m x 2.41m)

Window overlooking front. Carpet flooring. Radiator. Pendant ceiling light.

#### Bathroom 6'5" x 5'7" (1.96m x 1.70m)

Modern three piece suite in white comprising: panelled bath with tiled walls, mains connected shower, hot & cold mixer tap and folding shower screen. Wall mounted wash hand basin with hot and cold mixer tap. Low level, hidden cistern WC. Part tiled walls. Tiled floor. Vertical towel warmer. Ceiling spotlights. Extractor fan.

### Outside

Paved terrace to the front with access directly from double doors in the living room. Allocated parking space as well as ample visitor parking. Use of communal grounds. Talygarn Manor is a unique development consisting of restored manor house, town houses and apartments all enjoying the use of the approx 50 acres of communal grounds.

### Communal Gardens & 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".

### Services & Tenure

All mains services are connected to the property. Heating via gas combination boiler. There is an annual service charge payable on the property - currently £3004, 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. Ground rent £50 paid half yearly. The property is sold with the benefit of a share in the management company.

### 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 2 is located next to the arch on your left hand side.







FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 476 sq ft, FLOOR 2: 619 sq ft  
TOTAL: 1095 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# 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>83</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>		
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(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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