



13 Talygarn Court

Talygarn, Nr Pontyclun, CF72 9UH

Offers Over £350,000

HARRIS & BIRT



An attractive three bedroom townhouse located within the desirable Talygarn Manor Estate.

The accommodation, set across three floors, briefly comprises: entrance hall, living room and WC to the ground floor, master bedroom with en suite shower room, two further bedrooms and a bathroom to the first floor, utility room and kitchen/diner are to the lower floor and offer access to the private, south facing rear garden. Further benefits include off road parking for several vehicles, garage, uPVC double glazing and gas central heating. The property is Freehold.

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 and lake. 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 hard wood, front door with part decorative glazed panels into main hallway.

Hallway

Wood effect Karndean luxury Vinyl flooring (LVT). Wall lights. Radiator. Stairs to lower floor and first floor. Door to living room and WC.

Living Room 17'9 x 14'3 (5.41m x 4.34m)

French doors with Juliette balcony and two windows either side offering wonderful open countryside views. Engineered wood flooring. Radiator. Pendant ceiling light and wall lights.

WC

Modern fitted suite comprising hidden cistern low level WC with deep sill over. Vanity unit containing inset sink with mixer tap, deep sill and tiled splash backs. Tiled floor. Ceiling spotlights. Extractor fan. Wall mounted heated towel rail.

Lower Floor

Hall 7'5 x 9'1 (2.26m x 2.77m)

Carpet stairs from ground floor hallway onto lower hallway. Space for under stairs storage. Radiator. Ceiling spotlights. Solid oak flooring. Door to utility room.

Kitchen/ Dining Room 19'0 x 17'5 (5.79m x 5.31m)

Traditional shaker style fitted kitchen with features to include: range of wall and base units with wood block worktops over and tiled upstands. Gas range with six ring hob, glass splash back and electric extractor hood over. Fitted unit containing inset microwave. Cupboard housing Baxi gas combination boiler. Under counter dishwasher. Central island with storage cupboards and granite worktop. Inset stainless steel sink with mixer tap and detachable hose. Space for free standing fridge/ freezer. Space for table

and chairs. French doors opening onto rear patio. Further two windows over looking rear garden. Solid wood flooring. Radiators. Ceiling spotlights.

Utility Room 9'4 x 5'3 (2.84m x 1.60m)

Range of wall and base units with wood block worksurface. Inset 1.5 bowl sink with draining grooves and hot and cold taps. Plumbed for under counter washing machine. Tiled floor. Radiator. Ceiling spotlights.

First Floor

Landing

Carpet stairs from ground floor to first floor landing. Carpet floor. Loft access hatch with pull down loft ladder. Pendant ceiling light. Doors to all first floor rooms. Storage cupboard with shelving.

Master Bedroom 10'5 x 14'0 (3.18m x 4.27m)

Picture window overlooking the rear offering far reaching countryside views.. Double fitted wardrobes. Carpet flooring. Radiator. Pendant ceiling light. Door to ensuite.

Master Suite Bathroom 5'4 x 7'4 (1.63m x 2.24m)

Modern suite comprising fully tiled walk in shower cubicle with mains connected shower, overhead rainfall showerhead and glass shower screen. Vanity unit containing inset sink with mixer tap and hidden cistern low level WC and storage. Tiled floor. Wall mounted heated towel rail. Ceiling spotlights. Extractor fan.

Bedroom Two 10'5 x 10'8 (3.18m x 3.25m)

Window over looking front. Fitted wardrobe. Carpet floor. Radiator. Pendant ceiling light.

Bedroom Three 7'7 x 11'6 (2.31m x 3.51m)

Window overlooking rear. Carpet floor. Radiator. Pendant ceiling light.

Bathroom 7'0 x 7'4 (2.13m x 2.24m)

Modern fitted three piece suite in white comprising panelled bath with hot and cold taps and shower head attachment. Low level dual flush WC. Wall mounted wash hand basin with hot and cold taps and deep sill over. Tiled splash

backs. Decorative obscure glazed window to front. Part tiled walls. Tiled floor. Vertical towel warmer. Ceiling spotlights.

Outside

The property enjoys the benefit of off road parking for several vehicles at the front leading to a single car garage. Pretty front garden laid to Cotswold chippings with mature plants. Side gate offering access to steps leading down to the rear garden. The south facing rear garden is private and spacious and is a mixture of Cotswold chippings, lawn and patio and also offering raised vegetable patches and flower beds. A pretty raised decked area with wooden pergola enjoys the last of the evening sun. Timber garden shed & greenhouse to remain. Wall and fenced boundaries.

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. 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 housed in kitchen. UPVC double glazing throughout.

Tenure: Freehold

Service charge: a payment of approx. £90/month covers maintenance of the Estate's communal areas.

Directions

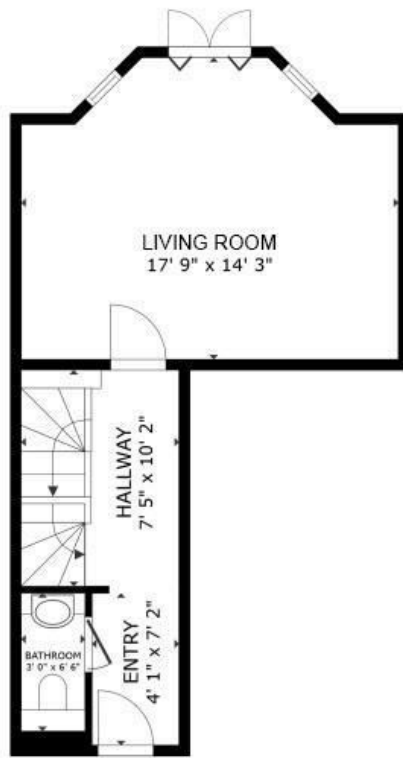
From our office at 67 High Street Cowbridge, travel through the town towards Eastgate. At the lights turn left onto the A4222 Aberthin Rd. Travel all the way through the villages of Aberthin and Ystradowen. Enter into Talygarn and take the right hand turning opposite Talygarn Close and just before crossing the Motorway, through the large wrought iron gates into Talygarn Manor. Follow the driveway in and just before the Gatehouse bear left following the signs for Talygarn Court. Take the second turning right signposted 6-13 Talygarn Court and number 13 is first on your left.



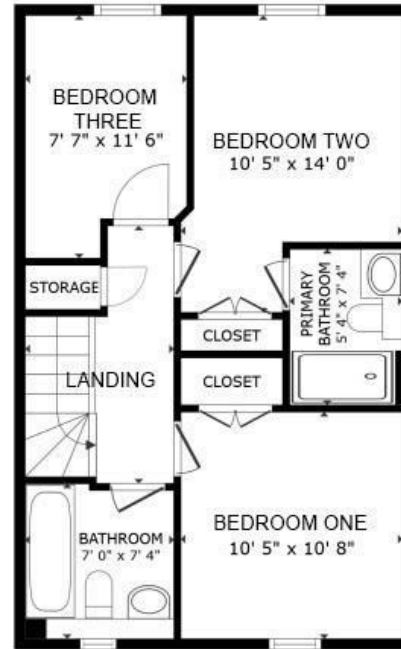




FLOOR 1



FLOOR 2



FLOOR 3

HARRIS & BIRT
CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA
 FLOOR 1 1407 sq.ft. FLOOR 2 359 sq.ft. FLOOR 3 523 sq.ft.
 TOTAL : 1,289 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport



HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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



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