



## 27 Western Courtyard

Talygarn, Nr Pontyclun, CF72 9WR

Price £315,000

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. 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.

- Three Bedroom Townhouse
- Living Room To First Floor
- Enjoys Full Use Of c.50 Acres Of Communal Gardens
- Mainline Station With Easy Access To Major Centres
- Kitchen/Dinning Room To Ground Floor
- Allocated Parking
- Within The Popular Talygarn Manor & Country Park
- EPC - C

## Accommodation

### Ground Floor

#### Entrance Hallway 4'1 x 12'10 (1.24m x 3.91m)

The property is entered via UPVC front door with obscure glazed vision panels into hallway. Tiled flooring. UPVC window to side. Fitted radiators. Door into understairs storage cupboard great for shoes and cloaks. Doors to kitchen/diner and WC.

#### Kitchen/Dining Room 13'2 x 20'7 (4.01m x 6.27m)

Fitted shaker style kitchen with features to include; range of wall and base units set under an dover granite effect worksurfaces. 1.5 stainless steel sink bowl and draining grooves set into worktops. Tiled splashbacks. Neff four ring induction hob with extractor hood over. Neff eyeline oven and grill facility with microwave. Integrated Neff dishwasher behind matching decor panel. Space for fridge/freezer. Integrated AEG washing machine behind matching decor panel. Integrated Neff fridge behind matching decor panel. Tiled flooring. Island with storage underneath. Skimmed walls and ceiling. French doors opening out onto front courtyard terrace. Fitted radiators. Space for dining table and chairs.

#### WC 2'11 x 5'7 (0.89m x 1.70m )

Two piece suite comprising low level hidden cistern WC. Wash hand basin with mixer taps. Ceramic tiled flooring. Part tiled walls. Further skimmed walls and ceiling. Vertical chrome heated towel rail. UPVC window to side.

### First Floor

#### Landing 9'7 x 6'1 (2.92m x 1.85m)

Stairs from ground floor landing onto first floor landing. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Doors to all first floor rooms.

#### Living Room 12'3 x 23'0 (3.73m x 7.01m)

Excellent sized living room. UPVC double glazed window with deep sill to front. Laminate wood flooring. Skimmed walls and ceiling. Pendant ceiling light. Fitted radiators.

#### Bedroom Three 7'3 x 10'5 (2.21m x 3.18m)

UPVC windows to front. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Fitted radiators.

#### WC 2'11 x 5'9 (0.89m x 1.75m)

Two piece suite comprising low level hidden cistern WC. Wash hand basin with mixer taps. Ceramic tiled flooring. Part tiled walls. Further skimmed walls and ceiling. Vertical chrome heated towel rail.

### Second Floor

#### Landing 5'8 x 3'3 (1.73m x 0.99m)

Stairs from first floor landing onto second floor landing. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Radiator. Access to loft via hatch. Doors to all second floor rooms.

#### Master Bedroom 10'10 x 14'2 (3.30m x 4.32m)

Good sized double bedroom. UPVC windows to front. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Fitted radiators.

#### En Suite 7'6 x 4'9 (2.29m x 1.45m)

Three piece suite comprising shower cubicle with rainfall shower head and separate shower head fitment. Wall hung hidden cistern WC. Wash hand basin with mixer tap and vanity under. Tiled flooring. Part tiled walls. Further skimmed walls and ceiling. Ceiling spotlights. Vertical heated towel rail. Extractor fan.

#### Bedroom Two 8'8 x 10'7 (2.64m x 3.23m)

Another good sized double bedroom currently in use as walk in wardrobe. UPVC windows to front. Carpet flooring. Skimmed walls and ceiling. Pendant ceiling light. Fitted radiators.

#### Bathroom 8'8 x 4'9 (2.64m x 1.45m)

Three piece suite comprising panelled bath with taps and shower head attachment. Wall mounted hidden cistern WC. Wall hung wash hand basin with mixer tap. Tiled flooring. Part tiled walls. Further skimmed walls and ceiling. Ceiling spotlights. Vertical heated towel rail. Extractor fan. Recessed cupboard over stairs.

### Outside

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

### 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

Mains water, gas, electric and drainage. Double glazing throughout.

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







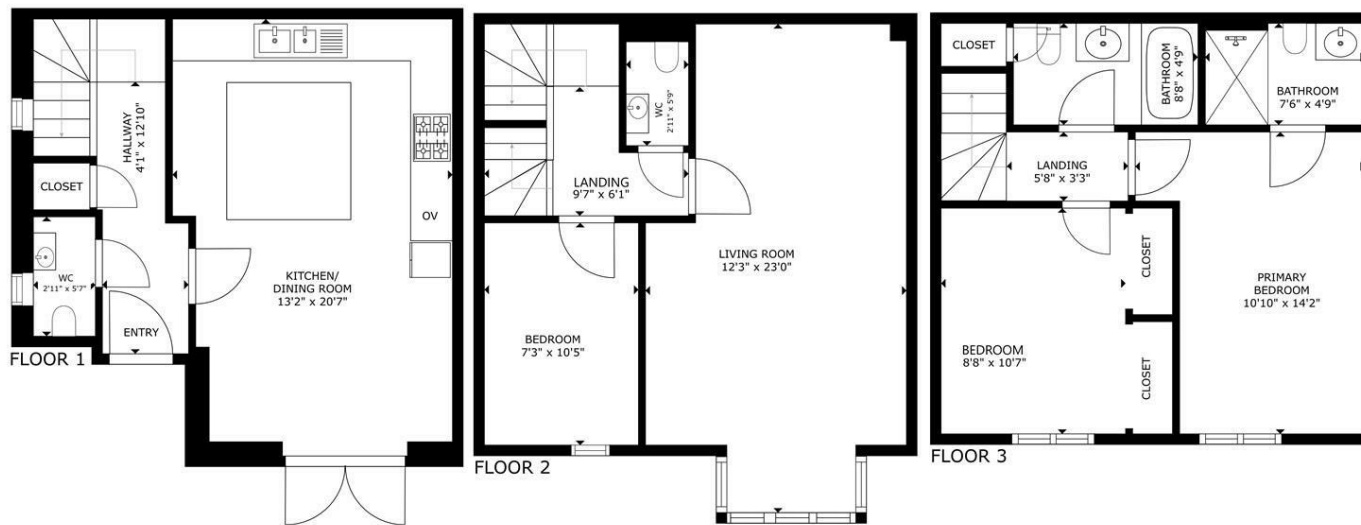






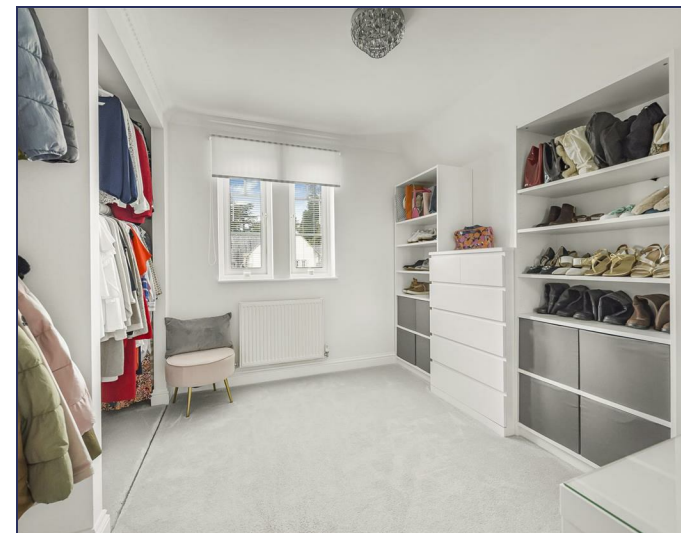






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CHARTERED SURVEYORS & ESTATE AGENTS

GROSS INTERNAL AREA  
FLOOR 1: 371 sq. ft, FLOOR 2: 410 sq. ft  
FLOOR 3: 361 sq. ft, TOTAL: 1,142 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**HARRIS & BIRT**

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