



The Manor, Talygarn, Pontyclun CF72 9WT
£950 Per Calendar Month pcm

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Excellent opportunity to rent this one bedroom unfurnished apartment situated in Talygarn Manor, this first floor duplex apartment offers excellent views across the communal gardens and 50 acres of grounds. Accommodation briefly comprises; entrance hall, living room, kitchen/breakfast room, balcony terrace and WC to ground floor with stairs up to master bedroom and en suite bathroom situated off a mezzanine landing.

Integrated fridge and freezer, washer/dryer and dishwasher, as well as integrated eyeline microwave the property offers further use of all communal facilities including pool room, reading room and drawing room hall. The gardens and grounds span to over 50 acres. There are good local facilities available within walking distance in Pontyclun including schooling, a wide range of shops and sporting and recreational facilities. There is also usefully a mainline railway. Easy access to the M4 motorway brings other major centres including the capital city of Cardiff, Newport and Swansea within commuting distance.

Rent £950 pcm. Deposit £1050. Council Tax band E. EPC rating C. Unfurnished. Available immediately.

Accommodation

Entrance Hall 16'1" x 4' (4.90m x 1.22m)

Entered via wooden front door to open entrance hall. Spiral oak open tread staircase to first floor landing. Variety of coat hooks and shoe storage. Built in storage cupboard. Door through to;

Living Room 11'10" x 10' (3.61m x 3.05m)

Beautiful 7'6" high picture window overlooking front courtyard and communal gardens.. Fitted electric stone effect fireplace with stone hearth and surround. Skimmed walls. Skimmed and coved ceiling. Fitted carpet. Range of wall lights. Traditional radiators. High ceilings. Opening out to;

Kitchen/Breakfast Room 11'1" x 11'2" (3.38m x 3.40m)

Walnut style kitchen with wall and base units and granite work surfaces with matching upstand. Features include integrated up and over fridge/freezer with decor panel. Neff combination microwave. Neff electric fan oven. Gas four ring hob with Neff overhead extractor fan. Built under washer/dryer. built in dishwasher by Neff with decor panel. Door leading out to balcony. Skimmed walls. Coved and skimmed ceilings with LED spotlighting. Vinyl effect flooring. Traditional radiator.

Balcony 20'7" x 11' (6.27m x 3.35m)

Oversized mezzanine first floor balcony with wide ranging views across pen countryside and communal formal gardens. Private via feather edged fencing.

WC

Two piece suite comprising low level dual flush hidden cistern WC. Wall hung rectangular wash hand basin with chrome mixer tap. Tiled splashbacks. Tiled flooring. Skimmed walls and ceiling with LED spotlighting. Traditional radiator.

First Floor

Accessed via open tread spiral staircase from entrance hall to first floor landing.

Landing 9'3" x 6'3" (2.82m x 1.91m)

Skimmed walls and ceiling. Wood effect flooring. Built in storage cupboard housing gas combi boiler. Useful space for storage.

Master Bedroom One 16'3" x 12'1" (4.95m x 3.68m)

Dual aspect via two wooden double glazed windows to front and rear with front elevation offering scenic views across communal gardens. Skimmed walls and ceiling. Fitted carpet. Two traditional radiators. Wall hooks for cloaks etc. Two wall lights. Door through into;

Bathroom 8'9" x 6'10" max (2.67m x 2.08m max)

Modern three piece suite in white comprising panelled bath with integrated chrome shower with shower head attachment. Low level dual flush WC. Wall hung rectangular wash hand basin with chrome mixer tap. Tiled splashbacks and matching tiled flooring. Glass shelving. Towel rail. Toilet roll holders. Hardwood double glazed window overlooking front. Stainless steel heated towel rail. Skimmed walls and ceiling. Inset spotlighting.



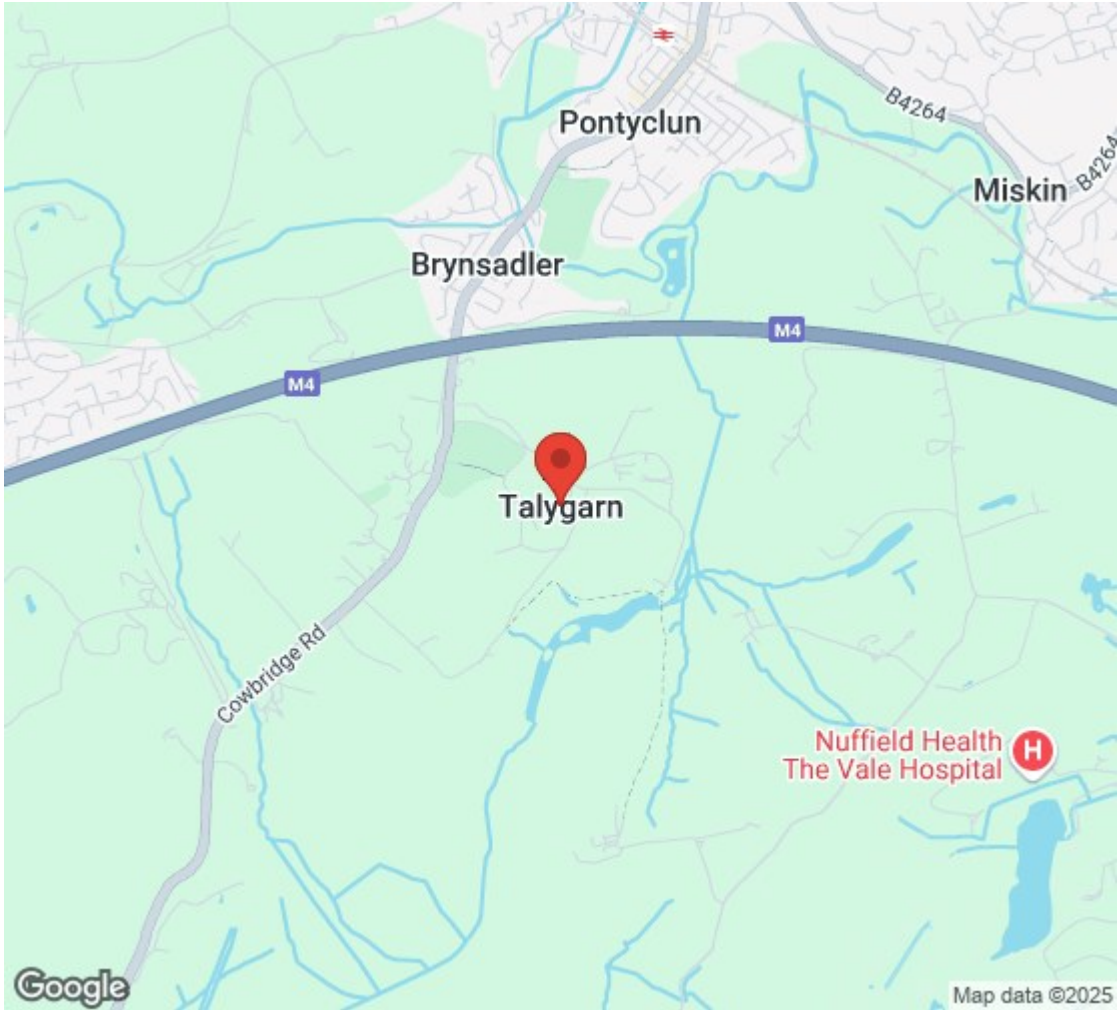
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 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		