



## 8 Talygarn Mews

Talygarn, Pontyclun, CF72 9JT

Price Guide £350,000

HARRIS & BIRT



A spacious mews house being one of eight created around a former stable yard adjoining the wooded grounds of Talygarn Manor, with unspoiled beaches and beautiful coastline and the market town of Cowbridge is only 10 minutes drive, as well as being within walking distance of the excellent local facilities of Pontyclun.

Attractively fitted, finished and decorated throughout, the accommodation includes good sized entrance hall, cloakroom, living room with working fireplace, well fitted kitchen with open plan dining room, three good sized bedrooms and two luxury bathrooms one of which is ensuite with the spacious master bedroom and also has a dressing room off. The property enjoys the benefit of full natural gas central heating, double glazed windows and is offered for sale on a freehold basis. Talygarn Mews is grouped around a large central courtyard and garden with attractive arched entrance way. Easy access to the M4 Motorway (Junction 34) brings other major centres including the vibrant capital city of Cardiff within easy commuting distance. The mainline railway station at Pontyclun enables Cardiff Central Station to be reached in 15 minutes journey time. Cardiff International Airport is 15 miles (30 minutes) drive away.

The property has been sensitively developed and incorporates part of the original stable walls. Talygarn Mews is surrounded by woodland and is adjacent to the Talygarn Manor Estate, which has 2 lakes inhabited by wildfowl and acres of walks through peaceful, unspoiled countryside.

- Price Guide £350,000 To £360,000
- Well Modernised Throughout
- Two Bathrooms
- Private Gardens & Attractive Countryside Surrounding
- Attractive Mews Dwelling
- Three Bedrooms
- Off Road Parking to Courtyard Complex
- EPC: E



## Accommodation

### Entrance

The property is entered via solid wood stable door with glazed vision panels into hallway. Recessed understairs cloaks cupboard. Stairs leading up to first floor landing. Engineered hard wood flooring. Radiator. Pendant ceiling lights. Doors to all first floor rooms.

### Living Room 11'0 x 18'0 (3.35m x 5.49m)

Opening from hallway into spacious living room. Patio doors opening onto front courtyard. Feature stone fireplace containing inset electric coal effect fire. Built in Bespoke bookshelf with storage. Continuation of flooring from hallway. Vertical radiator. Pendant ceiling light. Decorative wall lighting.

### Kitchen/Dining Room 8'4 x 22'2 max (2.54m x 6.76m max )

Glazed double doors from hallway into spacious dining area. Patio doors opening onto front courtyard with plantation style shutters. Space for table and chairs. Radiator. Pendant ceiling light. Open with kitchen. Traditional shaker style fitted kitchen with features to include; range of wall and base units with wood block worksurfaces and tiled splashbacks. Inset double Belfast sink with curved mixer tap and draining grooves set into worktop. Counter top induction hob with inset electric oven under and electric overhead extractor fan. Integrated fridge/freezer behind matching decor panel. Double pantry cupboard with shelving and drawers. Undercounter Zanussi dishwasher behind matching decor panel. Space for undercounter washing machine. Window to the rear with tiled deep sill. Continuation of wood flooring from hallway. Pendant ceiling light.

### WC

Low level WC. Pedestal wash hand basin with mixer tap.

Part tiled part decorative papered walls. Travertine stone tiled floor. Pendant ceiling light. Obscure glazed window to front. Radiator.

### First Floor

#### Landing 9'1 x 14'0 (2.77m x 4.27m)

Half turn staircase from ground floor to first floor landing. Velux window over stairs. Recessed cupboard housing Worcester combination boiler installed 2022. Loft access hatch. Radiator. Fitted carpet. Doors to all first floor rooms.

#### Bedroom One 11'0 x 15'7 (3.35m x 4.75m)

Spacious double bedroom with large window overlooking front with plantation style shutters. Built in fitted wardrobes with decorative mirrored panel. Fitted carpet. Radiator. Pendant ceiling light. Loft access hatch. Archway through to dressing area.

#### Dressing Room 5'6 x 8'4 (1.68m x 2.54m)

Fitted bespoke wardrobes with decorative mirror panel. Velux window. Radiator. Fitted carpet. Door to en suite shower room.

#### En Suite 5'1 x 8'4 (1.55m x 2.54m)

Modern fitted bathroom with features to include; shower cubicle with sliding door and wall mounted mains connected shower and rainfall shower head and further shower head attachment. Low level dual flush WC. Vanity unit containing inset sink and storage underneath Velux window to rear. Fully tiled brick effect walls. Travertine stone tiled flooring. Radiator with towel warmer over. Pendant ceiling light. Extractor fan. Shaving point.

#### Bedroom Two 8'8 x 9'10 (2.64m x 3.00m)

Window overlooking front with plantation style shutters. Recessed double wardrobe. Wood effect laminate flooring. Radiator. Pendant ceiling light.

#### Bedroom Three 7'2 x 9'6 (2.18m x 2.90m)

Window overlooking front with plantation style shutters. Fitted carpet. Radiator. Pendant ceiling light.

#### Bathroom 7'10 x 8'7 (2.39m x 2.62m)

Traditional style bathroom with features to include; free standing roll top bath with curved mixer tap and shower head attachment. Low level dual flush WC. Pedestal wash hand basin with mixer tap. Part tongue and grooved wood panelled part decorative papered walls. Stone effect tiled floor. Velux window to rear. Radiator. Pendant ceiling light. Extractor fan.

### Outside

Allocated parking for two cars. Front garden laid to plum slate for ease of maintenance leading to paved patio with access from the living room.

### Services

Mains water electricity. Drainage via shared treatment centre. Eco gestor. Small service charge of approx. £25 per month. This covers the maintenance of the courtyard. The property is being sold on a freehold basis.

### Directions

From our offices at 65 High Street, Cowbridge turn left and proceed up the High street to the traffic lights and turn left onto the Llantrisant Road. Proceed through the villages of Aberthin and Ystradowen into Talygarn. Turn right through the impressive gates at Talygarn Manor and turn second left signposted Talygarn Mews. At the end of this lane turn right opposite the entrance to Talygarn Equestrian Centre. After a few yards turn left through the archway into Talygarn Mews and turn right. Number 8 is the end house on the left hand side.









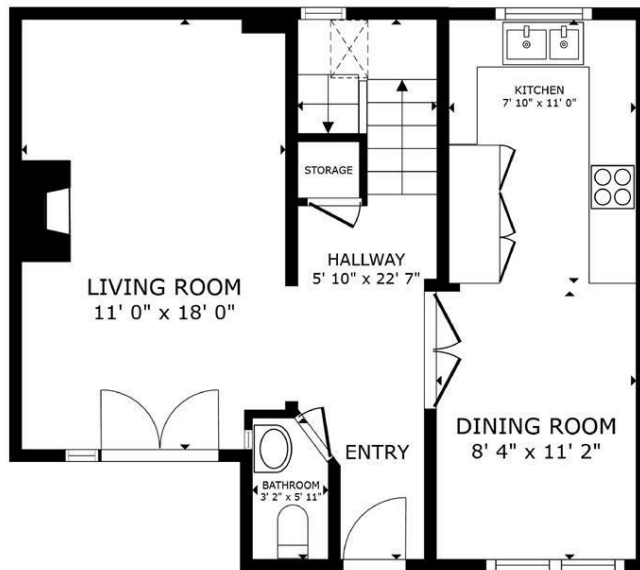




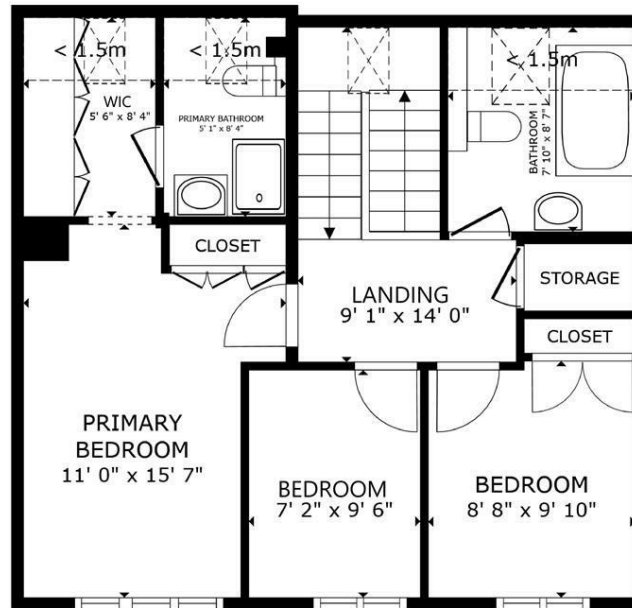








FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 534 sq.ft. FLOOR 2 564 sq.ft.  
EXCLUDED AREAS - REDUCED HEADROOM 48 sq.ft.  
TOTAL : 1,098 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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