



**hrt**  
herbert r thomas

30 Western  
Courtyard  
Talgarn, Pontyclun,  
Rhondda Cynon Taff,  
CF72 9WR  
[hrt.uk.com](http://hrt.uk.com)



## 30 Western Courtyard

Asking price **£249,950**

Charming first floor two bedroom apartment with its own decked balcony, enjoying a lovely secluded position with views across substantial mature grounds.

High quality first floor two bedroomed apartment in country house location

Entrance hall, large lounge/dining room with splendid garden views, fitted kitchen with integrated appliances

Master bedroom with en suite shower room, second double bedroom with decked outside sitting area and bathroom

South west facing garden views

A lovely property in a high quality location

Designated parking space to side and ample visitor parking.





Charming first floor two bedroom apartment with its own decked balcony, enjoying a lovely secluded position with views across substantial mature grounds.

Shared entrance and staircase to first floor landing with door to private HALLWAY (16'3" x 3'8" min 8'3" max) built in shelved double cupboard with hanging rail, separate single airing cupboard with radiator. LOUNGE/DINING ROOM (13'8" x 22'10" max) decorative covered ceiling, Upvc double glazed windows to three elevation enjoying beautiful views over mature gardens and grounds. KITCHEN (9'8" x 7'10") range of Shaker style

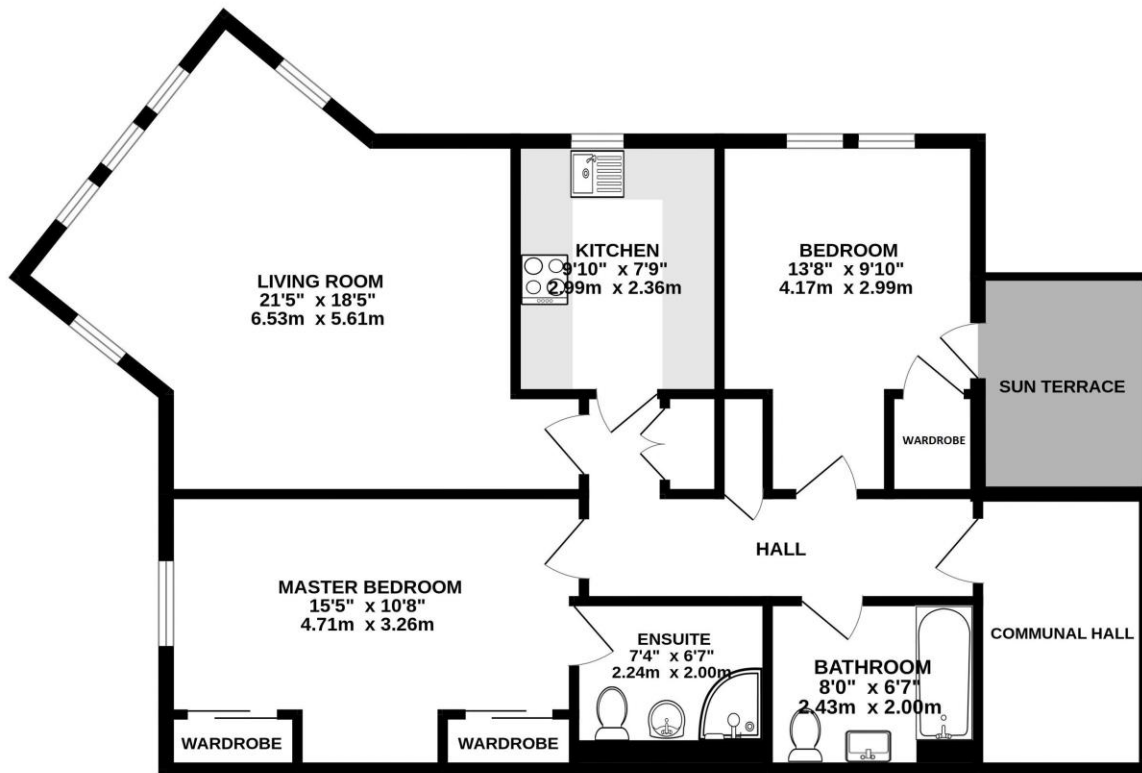
fitted base and wall cupboards with granite worktops and inset one and a half bowl stainless steel sink and drainer, integrated appliances include oven, microwave, gas hob, extractor, fridge, freezer, slimline dishwasher and washing machine, concealed 'Baxi' mains gas central heating boiler, tile effect floor and double glazed window to gardens.

BEDROOM 1 (15'6" x 10'8") twin built in double wardrobes, double glazed windows to garden and door to EN-SUITE SHOWER ROOM (7'4" x 5'10"), quadrant shaped, fully tiled shower cubicle with glazed entry door

and mains shower attachment, wall hung wash hand basin and low level WC, tiled floor part tiled to walls, chrome heated towel rail. BEDROOM 2 (13'8" x 9'10") second double room with built in wardrobe, double glazed windows to garden and part glazed door to small decked SITTING AREA; ideal for morning coffee which overlooks secluded, mature gardens. Main BATHROOM (8' x 5'10"), white suite including deep bath with mixer tap and shower over, wall hung wash hand basin and low level WC, part tiled walls, mosaic cushion flooring and chrome heated towel rail.

Talygarn Manor is an exclusive country house development with communal access to beautiful gardens and grounds, extending to in excess of 60 acres. 30 Western Courtyard has designated parking space to side and ample visitor parking. In addition to this there is also access to communal rooms within The Manor House, notably a large drawing room and games room.

**GROUND FLOOR**  
864 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA : 864 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Directions**

From our Cowbridge Office travel in an easterly direction along The High Street until the traffic lights. Turn left at the traffic lights, travel through the villages of Aberthin, Ystradowen and onto Talygarn. Take the first right into Talygarn Manor, through the gates. Continue through the drive and stick to your right, proceeding past the Manor on your left hand side, where Western Courtyard will be on your left.

**Tenure**

Leasehold

**Services**

Mains water, drainage, gas and electricity  
 Vendor currently pays £315 per calendar month service charge. Ground rent £50 per annum. Leasehold Term; 999 years from 01.01.2002  
 Council Tax Band E  
 EPC Rating B

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.