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32 Western
Courtyard

Talgarn, Pontyclun, CF72
9WR

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Asking price **£245,000**

An exceptionally well presented two double bedroom first floor apartment that has been stylishly enhanced with scenic southerly facing views across the landscaped communal grounds.

Many stylish enhancements made to the apartment in recent years

Exceptionally presented throughout

Accommodation comprises an entrance hall with utility/boot cupboard and cloaks cupboard accessible, two double bedrooms, family bathroom, principal en-suite, living/dining room and kitchen

Scenic far reaching southerly views to the communal gardens, grounds and countryside in the background

Designated parking bay with access to visitor parking within the development

Located in the highly regarded Manor Estate with great connectivity to the amenities of Pontyclun, Cowbridge and the M4 corridor respectively



An exceptionally well presented two double bedroom first floor apartment that has been stylishly enhanced with scenic southerly facing views across the landscaped communal grounds.

ENTRANCE HALL, (16'7" x 8'1" max) (L shaped), laid engineered wood floor, multiple recess LED spotlights to ceiling with access to UTILITY/BOILER CUPBOARD, housing the Baxi combi boiler, washing machine below, and an additional CLOAKS CUPBOARD just off.
LIVING/DINING ROOM, (20'4" x 13'8"), fitted carpet, pendant ceiling light, wall mounted 'up & down' light

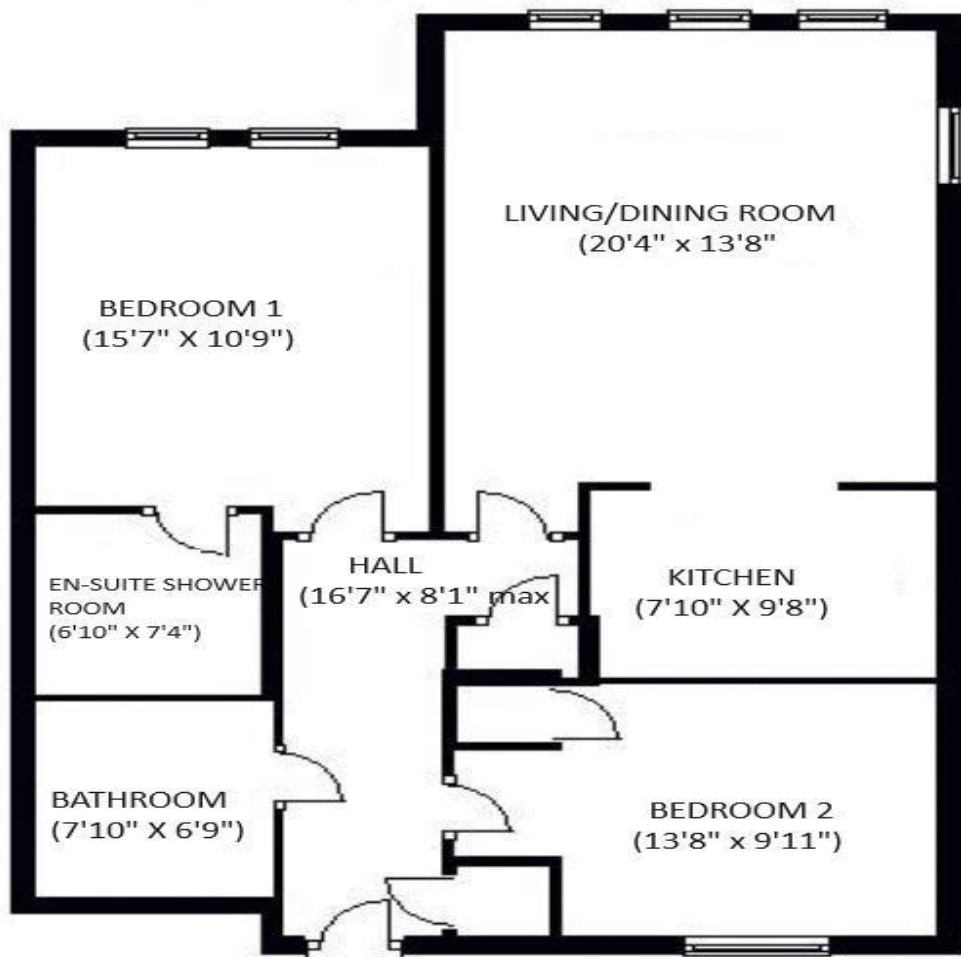
and a dual aspect with windows overlooking the south facing rear garden and long ranging countryside views. Wide opening through to KITCHEN, (7'10" x 9'8"), tile effect floor, LED spotlights to ceiling, additional under counter down lighting, fitted modern 'Shaker' style kitchen, fitted with multiple wall and base mounted units, granite worktop, 1 1/2 stainless steel sink with mixer tap over, 'Neff' appliances, integrated and include an electric oven with gas hob and matching extractor over, high-level microwave with built-in fridge freezer, stone effect tiled surround.

BEDROOM 1, (15'7" x 10'9"), fitted carpet, pendant ceiling light, two integrated double wardrobes with hanging space and shelving inside, large window with elevated views to the communal grounds and countryside onward. Door through to EN-SUITE SHOWER ROOM, (6'10" x 7'4"), the suite comprises a wall mounted WC with ceramic wash hand basin, mixer tap to the side, fully tiled corner shower enclosure with mains fed shower and sliding glass doors with chrome heated towel rail, LED spotlights, extractor fan fitted to the ceiling and ceramic tiled flooring. BEDROOM TWO, (13'8" x 9'11"), with fitted carpet, pendant ceiling light, access to built-in wardrobe cupboard with hanging rail and shelving inside and window with views overlooking the communal courtyard to the front. FAMILY BATHROOM, (7'10" x 6'9"), ceramic tiled floor, LED spotlights, ceiling with additional extractor fan, suite comprises a wall mounted WC with ceramic wash hand basin to the side, tiled bath, with tap and shower attachment over, Bromley tiled walls and chrome heated towel rail.

The property benefits from an allocated parking bay within the courtyard, located close to the communal entrance for the apartment.

Ground Floor

Approx. 75.7 sq. metres (815.1 sq. feet)





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 gas, electricity, water and drainage (all metered)
Council Tax Band E
EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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Energy rating and score

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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.

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