

# hrt

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## 40 Western Courtyard

Talgarn, Rhondda Cynon  
Taff, CF72 9WR

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## 40 Western Courtyard

Guide Price £220,000

A modern, purpose-built two double bedroom, second-floor apartment, situated in this sought-after and exclusive development.

Modern, purpose-built apartment within sought-after development

2 double bedroom, second-floor apartment

Allocated parking space, plus visitor parking

Vacant possession, and no ongoing chain

Views over landscaped, communal gardens and countryside beyond

Conveniently located, a short distance from Pontyclun village centre, with a wide range of amenities and services including train station.

Just 5.5 miles from Cowbridge

Many quality finishes throughout



This modern purpose-built two double bedroom, second floor apartment is situated in the highly sought-after Talygarn Manor development. The apartment offers generous sized accommodation, finished to a high standard and is being sold with vacant possession, and no on going chain.

A secure communal hallway with stairs rising to the first and second floor landings. The apartment has an ENTRANCE HALL with built in airing cupboard and cloaks storage cupboard. The LOUNGE/DINING ROOM, (20'9" widening to 22'11" x 13'9") has windows to front and side aspects, enjoying views over the mature landscape communal gardens. The KITCHEN, (13'1" x 8'3") is open plan to the lounge/dining room and has a window to rear overlooking the

courtyard. It offers an extensive range of base and wall mounted units with dark granite work surfaces with splash back tiling over.

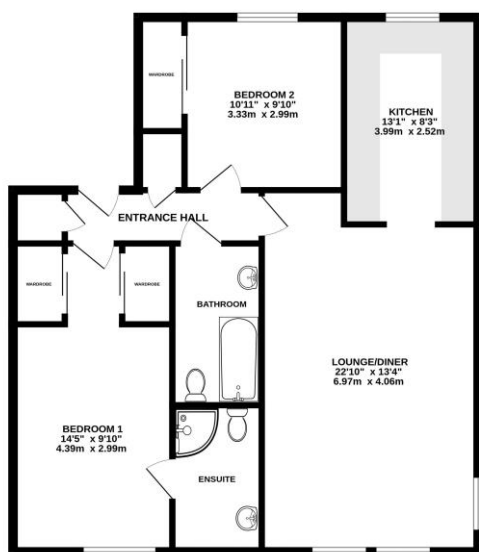
Integrated appliances include Neff oven, microwave oven, four ring gas hob with fitted cooker hood over, dishwasher, baseline fridge and separate freezer. A gas fired combination boiler is found within a wall unit.

As you enter BEDROOM 1, (11'5" x 9'9" plus dressing area) you are flanked by sliding doors into built-in wardrobe cupboards. The bedroom has a picture window to front enjoying same views as lounge. The room benefits from an EN-SUITE SHOWER ROOM, (6'10" x 5'6") housing a white three-piece suite including corner shower cubicle with main shower fitted, plus a suspended low-level WC

with hidden cistern and a wall mounted wash hand basin. BEDROOM 2, (9'10" x 10'10") is a comfortable double bedroom, with built-in wardrobe cupboard and views into the inner courtyard. The family BATHROOM, (8'7" x 5'6") has a white three-piece suite, including a panel bath with mixer tap/shower attachment over, a suspended low-level WC with hidden cistern and a wall mounted wash hand basin with tiled flooring and extensive tiling to two walls.

Talygarn Manor boasts landscaped grounds totalling approximately 14 acres. There are beautiful walks through the gardens and around neighbouring Lakes. The property is sold with one allocated parking space.

GROUND FLOOR  
884 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA - 884 sq ft. (82.2 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, wall thickness, doors and other features 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 fixtures, fittings and equipment shown here are not shown to scale and are subject to their availability at the time of completion.  
Made with Metaphor (2023)





### Directions

From Cowbridge travel north through the villages of Aberthyn and Ystradowen. Proceed into Talygarn. Just over the brow of the hill turn right into Talygarn Manor. Follow this road and bear right passing The Manor House on your left hand side, follow the road beyond the left-hand, turning into Western Courtyard. Parking will be found on the right hand side. The entrance to apartment 40 is found in the far right hand corner.

### Tenure

Leasehold, with a share of the Freehold

### Services

No ground rent.  
 Service charge £1869 half yearly  
 Council Tax Band E  
 EPC Rating

Viewing strictly by appointment through Herbert R Thomas

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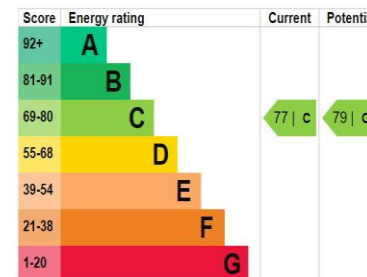


These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein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

### Energy efficiency rating for this property

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

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



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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.