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1 The Manor

Talygarn, Pontyclun, Mid
Glamorgan, CF72 9WT

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Asking price **£285,000**

A truly individual maisonette style apartment, tastefully finished throughout with independent access and allocated parking. Situated privately within the Manor benefitting from direct front and rear views over the well tended gardens and grounds of the estate.

A truly individual maisonette style apartment with accommodation arranged over two floors

Entrance hall with WC just off, sizeable sitting room, kitchen/dining/entertainment space and two double bedrooms both with an en-suite shower room

Favourably located within the Manor with private entrance and pleasant garden views

Full use of the communal gardens, grounds and reception rooms within the peaceful parkland setting of the Manor Estate

Situated a short distance from Pontyclun village 1 mile, Cowbridge 5 miles and Cardiff 16 miles





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L-shaped ENTRANCE HALL with fitted carpet and wall mounted up lighting with airing cupboard accessible and WC just off, the WC has been finished with travertine tiling and modern 'Duravit' fitted suite. The impressive front facing SITTING ROOM has double head ceilings with a sandstone fireplace with fitted electric fire and large stone

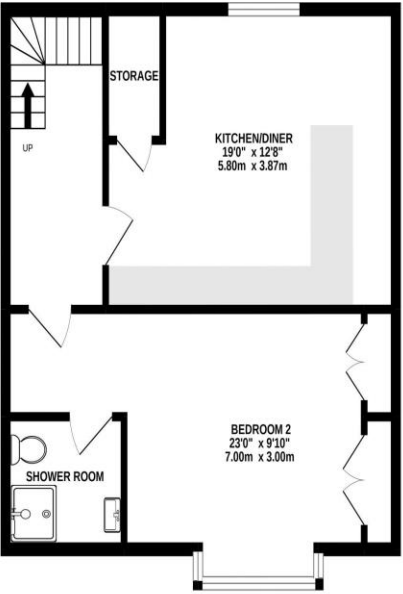
Mullion windows with original shutters framing the manicured front gardens well.

BEDROOM ONE is a light and airy double bedroom enhanced by the double height ceilings, integrated storage, well positioned wall mounted up lights and a large run of windows with open views to the gardens and countryside beyond. The bedroom benefits from a stylishly tiled EN-SUITE SHOWER ROOM with Duravit fitted suite and heated chrome towel rail fitted. A half turn balustrade staircase from the main hall descends to the lower ground floor. A well-balanced

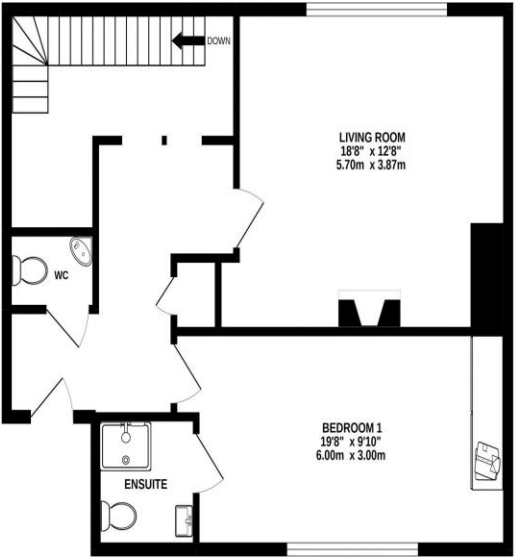
KITCHEN/DINING ROOM has a shaker style kitchen fitted, 'Neff' integrated appliances with tiled floor and triple window fills the space with natural light and looks over the enclosed gravel courtyard style garden. BEDROOM TWO is a sizeable double and offers a good level of integrated storage and a concealed office station ideally suited to a work from home space. The bedroom also has the use of an EN-SUITE SHOWER ROOM with duravit fitted suite, travertine tiling and chrome heated towel rail.

No1, also benefits from a gravelled, layered potting garden that is fully enclosed with balustrade surround. An allocated parking space lies to the side of the front door. Full use of the communal gardens, grounds and the reception/function rooms can be enjoyed and used of The Manor house.

BASEMENT FLOOR
536 sq.ft. (49.8 sq.m.) approx.



GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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 stay right, proceeding past The Manor on your left hand side, taking the next left through the archway where 1 The Manor will be on your left. What3Words: Quite.Tucked.Proposals

Tenure

Share of Freehold

Services

Mains gas, electricity, water and drainage - all metered 999 year lease from 2003. Ground rent £100 annually. Service charge approx £4,400 per annum.
Council Tax Band F
EPC Rating C

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

Viewing strictly by appointment through
Herbert R Thomas

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