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7 Western Courtyard

Talgarn, Pontyclun,
Rhondda Cynon Taff, CF72
9WR

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Offers Over £325,000

An immaculately presented modern town house with many enhancements, such as newly fitted bathrooms and Woodpecker flooring fitted. Benefitting from a private hedge lined seating area overlooking the pristine established gardens and grounds of The Manor Estate.

An immaculately presented 3 storey townhouse situated within the highly desirable Talygarn Manor Development

Ground floor: entrance hall, WC, sociable kitchen/dining/sitting area with direct access to the hedge lined front garden

First floor: landing, WC, bay fronted sitting room with scenic views and bedroom 3

Second floor: Landing, 2 double bedrooms with en-suite to bedroom 1 and newly refurbished modern family bathroom

Hedge lined private patio taking in established garden views

The property benefits from access to all the communal gardens and grounds along with The Manor facilities

One allocated parking bay and multiple visitor bays accessible

Pontyclun 1 mile, Cowbridge 5 miles, Cardiff 13 miles with brilliant connectivity via private and public transport links





An immaculately presented modern town house with many enhancements, such as newly fitted bathrooms and Woodpecker flooring fitted. Benefitting from a private hedge lined seating area overlooking the pristine established gardens and grounds of The Manor Estate. An external cut stone archway with utility store accessible houses the combi boiler (fitted 2022), consumer unit.

A stylishly decorated ENTRANCE HALL fitted with Woodpecker wooden style LVT flooring continues through the ground floor with a half turn spindle stairs rising to the first floor, storage cupboard underneath and tiled WC off. Door leads through to KITCHEN/DINING/SITTING AREA with a sociable flow. A 'Shaker' style kitchen configured in a U shape with breakfast peninsular and multiple Neff appliances included. A mixture of pendant and spotlights fill the space. The space is family orientated with the

connection between inside and outside linked beautifully with glazed french doors from the sitting room opening onto the front garden.

The carpeted first floor LANDING has a WC just off. The deep bay fronted SITTING ROOM is a sizeable room running the full depth of the property and is currently configured with a home office/study at the far wall leading through to the living room with deep sill bay and window seats with elevated views across the parkland setting of The Manor.

BEDROOM 3 is a small double in size with a fitted pendant light and direct garden views via the window to the front elevation. Stairs rise to the second floor where there is access via a loft hatch and ladder to the attic space. BEDROOM 1 has been tastefully decorated with a built in double wardrobe fitted, views to the front

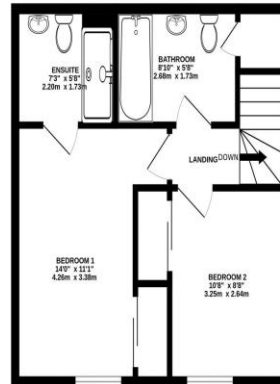
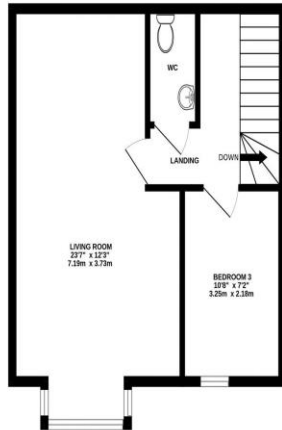
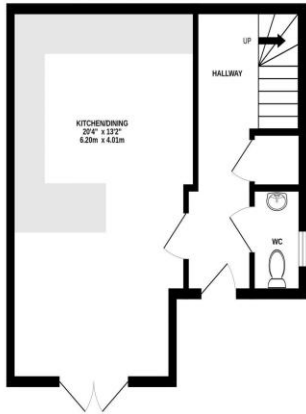
elevation overlooking the established gardens and predominantly tiled EN-SUITE SHOWER ROOM that benefits from a corner shower enclosure (mains fed) and heated towel rail. BEDROOM 2 is also a sizeable double with front ward facing views and built in double wardrobes with sliding doors. Opposite lies a newly fitted family BATHROOM with stylish lighting, deep bath with mains fed rainfall shower over and high quality appliances fitted throughout. A linen cupboard lies at waist height with a fitted radiator and multiple shelving within.

Outside no. 7 benefits from a beautifully manicured hedge lined seating area with a great sense of privacy and views to the Manor Grounds. The property benefits from the use of The Manor Estate with over 50 acres of parkland setting. An allocated parking bay is numbered for the sole use of No. 7 and multiple visitor bays are accessible throughout the development on a first come first served basis.

GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.

2ND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 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. Upon turning the bend No. 7 will be directly on your left hand side. Follow the hedge land pedestrian path to No. 7's front door.

What3words: belief.skinny.sketch

Tenure

Share of Freehold (Leasehold - share of freehold 999 year lease from 2003.)

Services

Current service charge £456.30 including ground rent (paid monthly for 10 months) Management Company Cooke & Arkwright Council Tax Band F EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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hrt Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 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.

