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herbert r thomas

14 Western Courtyard

Talgarn

Pontyclun

CF72 9WR

hrt.uk.com

14 Western Courtyard

Asking price **£285,000**

Immaculate ground floor two bedroom, two bathroom apartment with independent access, located in the beautiful Talygarn manor development, enjoying an extensive hedge lined garden area and allocated parking. Easy access to Cowbridge, Pontyclun and major transport links.

No onward chain

Two bedrooms, two bathrooms ground floor apartment

Independent access, allocated parking space and the use of visitor parking bays

Large paved garden area with sunny south & west aspect

Direct views to parkland

Convenient access to major rail and road links Cowbridge, Pontyclun and Talbot Green are all a short distance away

Located in the very popular Talygarn Manor development with full use of The Manor facilities





Immaculate ground floor two bedroom, two bathroom apartment with independent access, located in the very desirable Talygarn manor development, enjoying an extensive hedge lined garden area and allocated parking. Easy access to Cowbridge, Pontyclun and major transport links.

Entrance door with glazed panel to L-shaped entrance HALLWAY timber effect floor, recessed ceiling

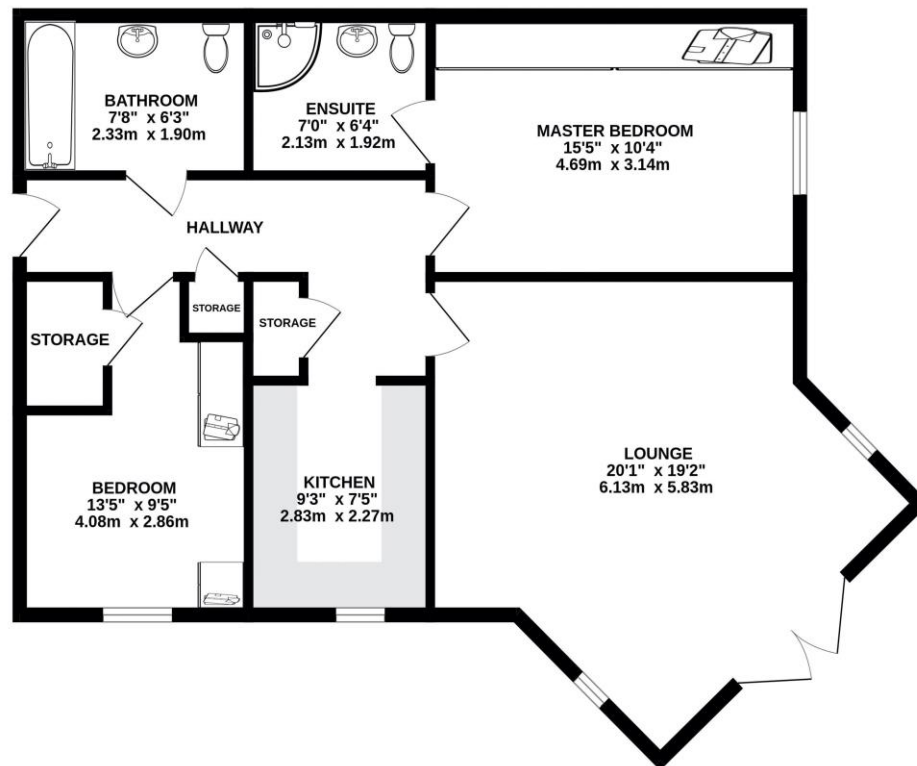
spotlights, one storage cupboard and one storage room. LIVING/DINING ROOM matching wood effect floor, pendent ceiling lights, triple aspect with double glazed windows and French doors to hedgeline garden area and patio. KITCHEN cottage style base and wall cupboards with white marble effect rolltop worksurface, one and a half bowl sink and drainer, oven and microwave, ceramic hob and extractor, dishwasher and fridge/freezer, double

glazed window to side garden, recently fitted concealed mains gas central heating boiler.

PRINCIPAL BEDROOM with extensive built-in wardrobes, timber effect floor and shuttered double glazed window to garden. EN-SUITE SHOWER ROOM part tiled with quadrant shaped shower cubicle, mains shower attachments, wash hand basin with vanity cupboard below, wall hung WC, chrome heated towel rail and tiled floor. Double BEDROOM TWO extensive built in wardrobes and chest of drawers, shuttered double glazed window to side garden, door to large general storage cupboard. BATHROOM, shower with shower screen over, wall hung WC and wash hand basin, chrome heated towel rail.

No. 14 benefits from a wide paved garden area, enjoying a south and westerly aspect with very scenic parkland views. The Manor communal grounds, function rooms and social rooms can all be enjoyed by No'14. Allocated parking and visitor spaces are enjoyed by the apartment.

GROUND FLOOR 819 sq.ft. (76.1 sq.m.) approx.



TOTAL FLOOR AREA: 819 sq.ft. (76.1 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.

What3words: tummy.enchanted.tightrope

Tenure

Leasehold

Services

Mains water, gas and electricity. Private treatment plant drainage included in service charge. Service charge £2,475.27 (6 monthly) Ground rent £100 per annum. 999 year lease from 2003.

Council Tax Band E

EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 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.

