



2 Western Courtyard
Talgarn, Pontyclun, CF72 9WR

Watts
& Morgan



2 Western Courtyard

Talgarn Manor, Talgarn, Pontyclun, CF72 9WR

£270,000 Leasehold

3 Bedrooms | 2 Bathrooms | 1 Reception Rooms

A well presented property situated within the highly sought after community at 'Talgarn Manor and Country Park'. Accommodation includes: entrance hall, cloakroom/WC, open plan living room and dining room, fitted kitchen with appliances. First floor main bedroom with en suite shower room. Two further bedrooms, family bathroom with shower over bath. Allocated parking, seating area and communal gardens. Gas central heating.

From our Offices travel along High Street in an easterly direction towards the Traffic Lights and take the left hand turn for Aberthin / Llantrisant. Continue along this road for around 4½ miles, travelling through Ystradowen. Upon reaching Talgarn take the right hand turning through the gates into Talgarn Manor and Country Park. Continue into Talgarn, bearing right just before the Gatehouse and follow the road in front of Talgarn Manor. An arched entrance leads to the centre of 'Western Courtyard', off which is the entrance way to the property.

Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

SITUATION

At Talygarn Manor you can lead a vibrant social life with friends, enjoying sports like Tennis and Equestrian enthusiasts may like to take advantage of the facilities available at the nearby Talygarn Riding Centre. Less strenuously you can simply enjoy the peace and sanctuary of the landscaped gardens, go walking through the surrounding parkland and Talygarn lake, or take advantage of designated picnic areas. The Village of Talygarn is situated just beyond the northern boundary of the Vale of Glamorgan, between the Town of Cowbridge and the Village of Pontyclun. Pontyclun includes good everyday shopping facilities while The Market Town of Cowbridge offers an excellent range of quality shops, restaurants and public houses, a leisure centre, various sporting clubs and well regarded schools.

ABOUT THE PROPERTY

- * A well presented property situated within the highly sought after community at 'Talygarn Manor and Country Park'.
- * Entrance hall, cloakroom/WC
- * Open plan living room and dining room,
- * Kitchen with appliances, where fitted, to remain
- * Main bedroom with en suite shower room.
- * Two further bedrooms
- * Family bathroom with shower over bath

GARDENS AND GROUNDS

Allocated car parking space to the front forecourt within the Talygarn estate.

- * Also offering numerous designated visitor parking.
- * Shared use of the parkland setting including extensive lawns, lakes, BBQ areas and woodland garden.
- * Owners also have use of certain rooms and communal areas within the Manor House, including a snooker room and library.

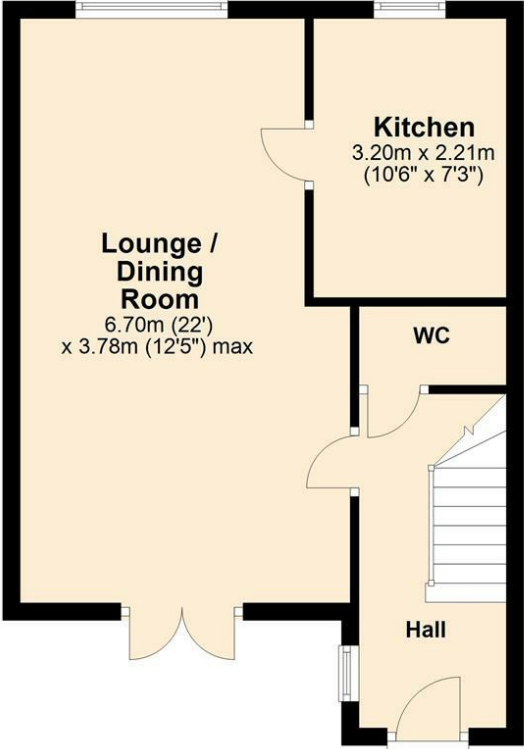


Additional Information

All mains services connect to the property.
 Gas-fired central heating.
 Council Tax: Band F
 Leasehold: 999 years from 2002 (979 yrs remaining).
 Ground rent: £50 every 6 months (from September 2022).
 Service Charge: currently £3004 per year.

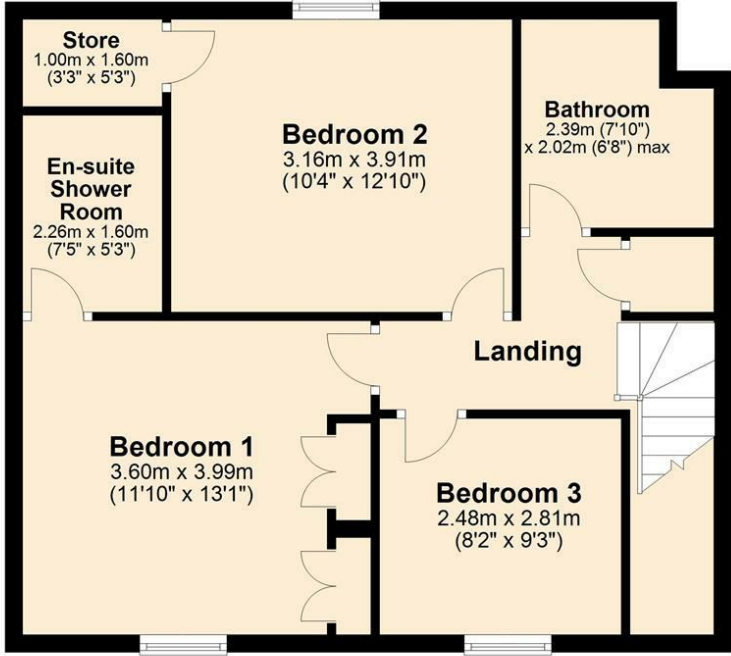
Ground Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.3 sq. feet)



Total area: approx. 94.0 sq. metres (1012.0 sq. feet)

Plan produced by Watts & Morgan LLP.
 Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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