



## The Manor, £425,000

- Larger than average property - 1812 sqft
- Own Entrance and Patio Area
- Allocated parking Space plus Visitor parking
- Council tax band- G
- Stunning surrounding grounds
- Grade II Listed Building
- EPC Rating: C



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## About the property

Truly UNIQUE three DOUBLE bedroom town house comprising 1812 sq ft of accommodation in Talygarn Manor with allocated parking. Stunning features include some FLOOR TO CEILING windows, large rooms, high ceilings, ample storage, and beautifully presented throughout. Viewing advised.

## Accommodation

### Entrance

Enter via own private door to entrance hallway. Stairs to first floor. Storage cupboard. Door to guest bedroom and utility room

### Bedroom Two

16' 5" x 19' 2" ( 5.00m x 5.84m )

Gorgeous bay fronted window to front with some stained glass features. Built in storage cupboards, one with window. Door to en suite bathroom

### En Suite Bathroom

Fitted with a four piece suite comprising: a bath, separate shower, wc and wash hand basin.

### Utility Room

8' 5" x 6' 5" ( 2.57m x 1.96m )

Fitted with a range of base units with worktop over. Sink and tap. Space for appliances. Previously used to have plumbing for wc.





### First Floor Landing

Access to kitchen, and lounge. Stairs to second floor.

### Kitchen

14' 4" x 8' 4" ( 4.37m x 2.54m )

Fitted with a range of modern wall and base units with contrasting granite worktop space over. Built in eye level oven, microwave oven, plus hob. Integral fridge freezer and dish washer. Stainless steel sink and mixer tap plus waste disposal. Ample space for table and chairs. Window to side,

### Lounge

23' 3" x 17' 8" ( 7.09m x 5.38m )

Much larger than average room with stunning feature bay with floor to ceiling windows. Electric fireplace. Ample space for three piece suite and full dining set.

### Second Floor Landing

Area currently being used as an office space. Doors to two further bedrooms and family bathroom

### Bedroom One

18' 10" max x 14' 4" max ( 5.74m max x 4.37m max )

Window to side with a small window seat, ideal for looking out to the gorgeous countryside views.

Airing cupboard housing boiler.

### Bedroom Three

12' 8" x 9' 7" ( 3.86m x 2.92m )

Window to rear

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## Floorplan



## Important Information

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