



2 Western Courtyard, Talygarn Manor,
Nr Pontyclun, Nr Pontyclun, CF72 9WR

Watts
& Morgan



2 Western Courtyard, Talygarn Manor,

Talygarn, Nr Pontyclun, CF72 9WR

Guide Price £289,950 Leasehold

3 Bedrooms | 2 Bathrooms | 1 Reception Room

A well-presented, spacious property situated within the highly sought-after gated community at Talygarn Manor and Country Park.

Neutrally decorated accommodation over 1,000 sq ft to include; entrance hall, cloakroom/WC, open plan living / dining room and fitted kitchen with quality appliances. First floor with three double bedrooms; en suite shower room and family bathroom.

Allocated parking space plus several visitor spaces and a south-facing terrace.

Residents benefit from extensive communal facilities including; a library, BBQ areas, and 140 acres of landscaped grounds with woodland, lake and gardens and tennis courts. EPC Rating tbc.



Directions

Cowbridge Town Centre – 5.2 miles

Cardiff City Centre – 17.1 miles

M4 Motorway – 3.5 miles

Your local office: Cowbridge

T: 01446 773500

E: cowbridge@wattsandmorgan.co.uk



Summary of Accommodation

SITUATION

At Talygarn Country Park 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. An original miner's hospital dating back to the late 1800's converted over 20 years ago. Conveniently located for good retail, rail and road links.

The local Village of Pontyclun includes a train station with direct link to Cardiff, and good everyday shopping facilities, with more comprehensive retail and commercial outlets being available at Llantrisant, where out-of-Town Stores include Leekes and Arthur Llewellyn Jenkins.

ABOUT THE PROPERTY

The historic Talygarn Manor is a Grade II* listed estate, dating back to the 13th century. The Manor was extensively transformed in the late 19th century by George Thomas Clark, a prominent industrialist and horticulturist, into a grand Tudor Gothic mansion. 2 Western Courtyard sits just a stones through away from the Manor itself, and benefits from modern features, whilst incorporating high ceilings and character-like features.

The accommodation equates to just over 1,000 sq ft and includes an entrance hall with modern 2-piece cloakroom/WC and staircase leading to the first floor with useful understairs closet.

The open plan living / dining room is a light-filled reception space enjoying a dual aspect, with French doors leading out onto a south-facing paved terrace area. A central feature to this room is the freestanding electric fireplace sat upon a stone fireplace.



Adjacent to the open-plan living space lies the fitted kitchen which offers granite work surfaces, and quality integral appliances to remain. These include; a gas hob with oven beneath, microwave, fridge/freezer, slimline dishwasher and washer/drier. The kitchen has been recently upgraded with contemporary tiled splashback, laid to modern 'herringbone' pattern.

To the first floor, there are three double bedrooms. Each room is neutrally decorated - filled with plenty of natural light - and the largest bedroom has the benefit of its own en suite shower room. The two further bedrooms share use of the sleek family bathroom, fitted with a 3-piece suite with shower over bath. The landing has a useful deep storage cupboard and a loft hatch leads to a good storage space.

GARDENS AND GROUNDS

2 Western Courtyard benefits from one allocated parking space directly in-front of the property, along with several visitor spaces and has direct access onto a paved area for relaxing and dining. The Manor itself is set within approximately 140 acres of beautifully landscaped grounds, including sunken gardens, lawns, a lake, and woodland. Residents have access to a range of communal amenities, including a library, and outdoor spaces such as BBQ areas, tennis courts and washing lines. Storage facilities are available for an additional charge. The estate's rich history and tranquil setting offer a unique living experience.

ADDITIONAL INFORMATION

Leasehold: 999 years from 2002.

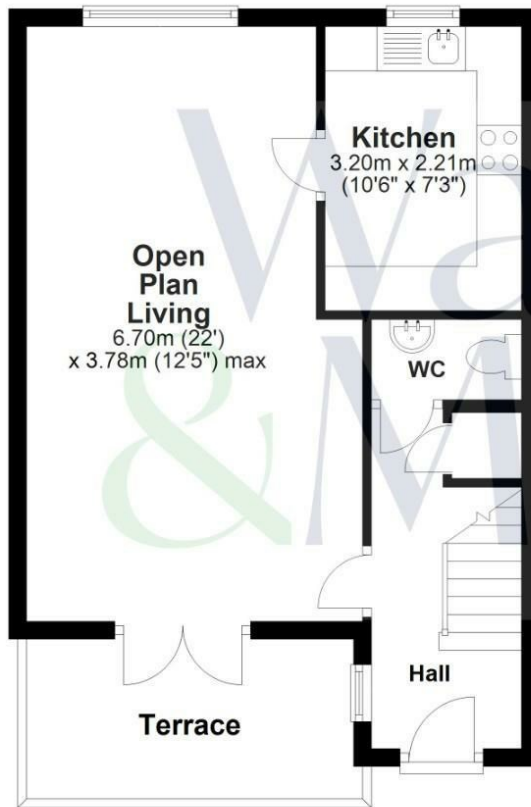
Ground Rent approx £100 per annum. Service Charge approx. £5,000 per annum, paid monthly includes buildings insurance, window cleaning and grounds maintenance.

Gas-fired central heating (new Baxi boiler 2025). All Mains Connected. Council Tax Band F.



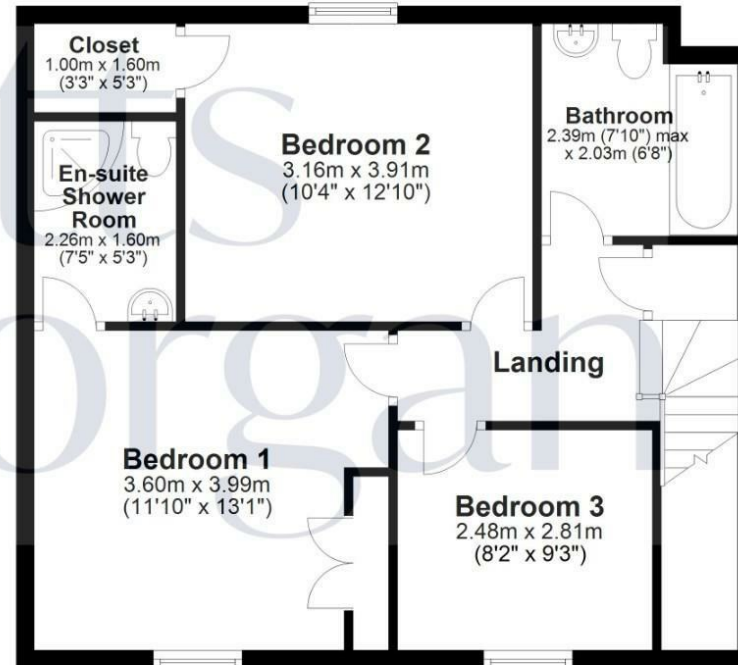
Ground Floor

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



First Floor

Approx. 54.9 sq. metres (590.5 sq. feet)



Total area: approx. 94.6 sq. metres (1018.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		75	80
England & Wales		EU Directive 2002/91/EC	



Scan to view property

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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Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

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