



**hrt**  
herbert r thomas

**14 Western Courtyard, Talygarn**  
Pontyclun

**£280,000**

# 14 Western Courtyard

Talygarn, Pontyclun

Immaculate ground floor 2 bed, 2 bath apartment in Talygarn Manor with private access, large garden, allocated parking, and access to communal grounds. Close to Cowbridge and transport links. Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- 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



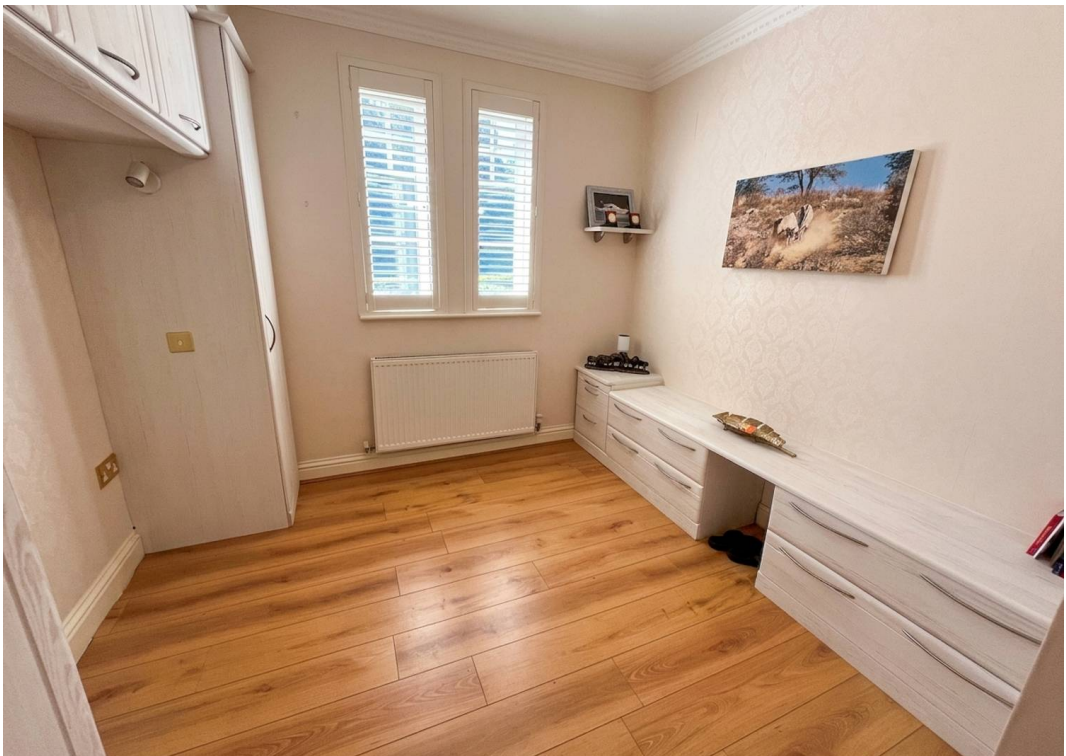
Immaculate ground floor two bedroom, two bathroom apartment with independent access, located in the very desirable Talygarn manor development, enjoying an extensive hedge lined garden area and allocated parking. Easy access to Cowbridge, Pontyclun and major transport links.

Entrance door with glazed panel to L-shaped entrance HALLWAY timber effect floor, recessed ceiling spotlights, one heated linen cupboard and one fully shelved pantry. LIVING/DINING ROOM matching wood effect floor, pendent ceiling lights, triple aspect with double glazed windows and French doors to hedgelined 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.

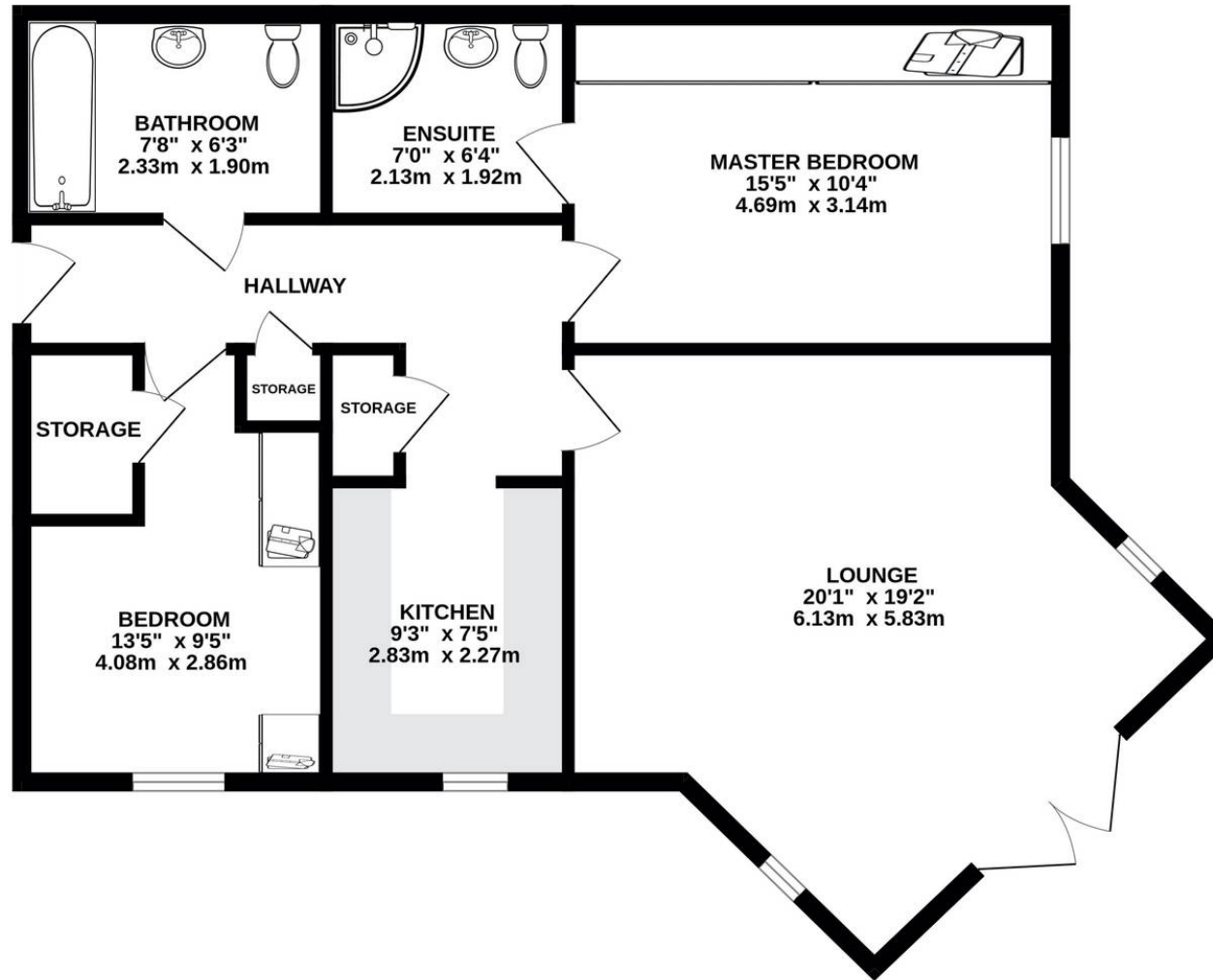
PRINCIPAL BEDROOM with extensive built-in wardrobes, timber effect floor and shuttered double glazed window to garden. EN-SUITE SHOWER ROOM part tiled with quadrant shaped shower cubicle, mains shower attachments, wash hand basin with vanity cupboard below, wall hung WC, chrome heated towel rail and 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, beautiful wooden panelled library, function rooms, tennis court, barbecue area, allotment plots storage sheds and social rooms including a full sized snooker table 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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