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herbert r thomas

2 Western Courtyard, Talygarn
Pontyclun

£279,995

2 Western Courtyard

Talgarn, Pontyclun

This three bedroom two story townhouse is a purpose-built property located in Western Courtyard within the highly regarded and sought after Talgarn Manor Development.

Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Modern three bedroom townhouse
- Situated in Western Courtyard part of the prestigious Talgarn Manor development
- Dual aspect lounge/dining room
- Modern fitted kitchen
- Ground floor cloakroom
- Three bedrooms to 1st floor. Principal bedroom with ensuite shower room.
- Family bathroom.
- Private paved patio area, and allocated parking space.
- Access and use of library and games room within the manor.
- Beautiful landscape communal gardens. Viewings highly recommended



Situated within the prestigious Talygarn Manor development, No 2 Western Courtyard is a purpose-built three bedroom townhouse.

This modern, well-presented family home benefits from use of communal rooms within The Manor House and access to the beautiful landscape gardens.

It offers accommodation comprising: An **ENTRANCE HALL** with stairs rising to the first floor with useful understood storage cupboard space. Off the entrance hall is a ground floor **CLOAKROOM**, housing a white two piece suite.

The **LOUNGE/DINING ROOM** is dual aspect with three windows to rear with views over the gardens and French doors to front with views into the courtyard and access to a private patio. Accessed from the lounge/dining room is the kitchen.

The **KITCHEN** with window to rear enjoying the same views as the lounge offers a fitted range of base and wall mounted unit units with complementing work surfaces and splashback tiling. Integrated oven and induction hob with cooker hood over, fridge/freezer, dishwasher and washer/dryer. Within a wall unit is a modern gas fired combination boiler installed in the summer of 2025.

The first floor landing with built-in storage cupboard with fitted hanging and shelf space, has a loft inspection point and gives access to the bedroom accommodation.

BEDROOM ONE is a large double bedroom with tall window to front aspect with Views into the courtyard. The bedroom benefits from double doors into built-in wardrobe cupboard plus ensuite showering housing a white three-piece suite including corner shower cubicle with mains shower fitted. Ceramic tiled floor and extensive tiling above suite.

BEDROOM TWO is also a large double bedroom with window to rear enjoying Views over the landscape communal gardens and benefits from a door into a large walk-in storage cupboard.

BEDROOM THREE is a generous size single bedroom with tall window front aspect enjoying Views into the courtyard.

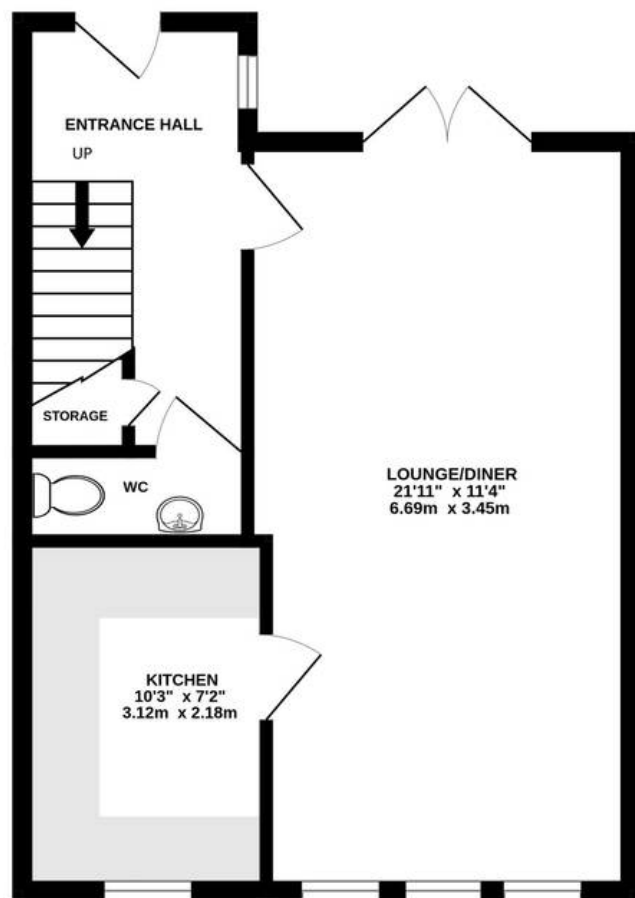
The **FAMILY BATHROOM** with white three-piece suite includes a panel bath with mixer tap/shower attachment and mosaic effect splashback tiling to walls above. Low-level WC with hidden system and a wall mounted wash hand basin.

The property benefits from a private paved patio area.

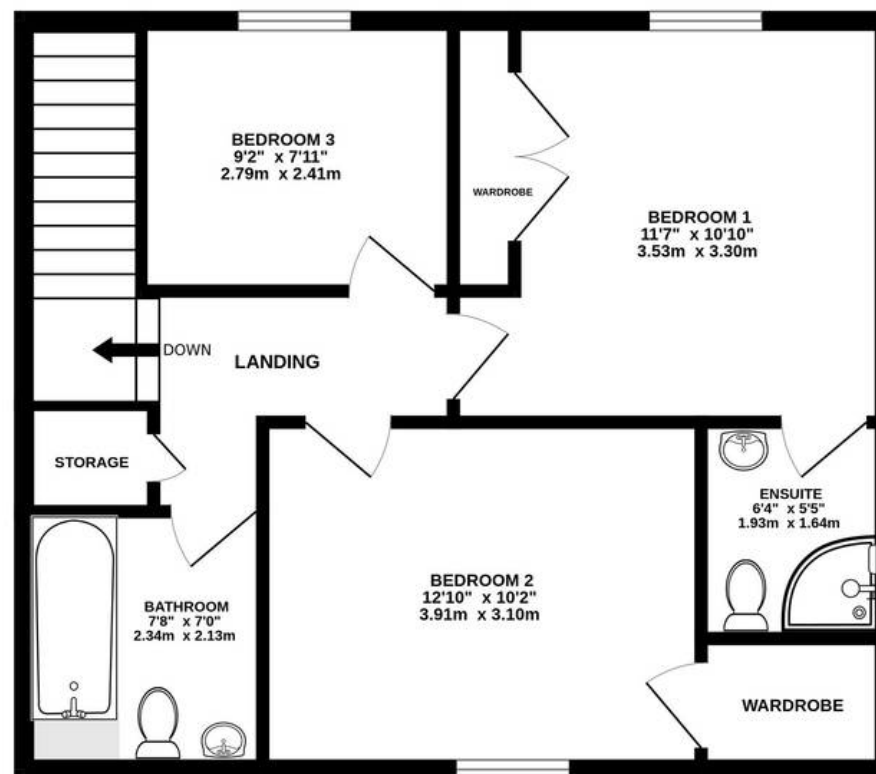
The property is sold with one allocated parking space, with ample visitor parking spaces nearby.



GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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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