



Western Courtyard, Talygarn, CF72 9WR

**£229,950**

BRINSONS & BIRT

67 High Street, Cowbridge, Vale of Glamorgan, CF71 7AF

T: 01446 771 777 E: [cowbridge@brinsons.co.uk](mailto:cowbridge@brinsons.co.uk)

Talgarn Manor comprises beautifully restored and converted manor house, standing in about 50 acres of superb gardens and grounds. Adjoining the manor house is a stylish high quality development very much in keeping with the character of the original house and comprising mostly three storey townhouses which have been finished to a high quality standard. The property enjoys the benefit of the gardens and grounds, including sunken gardens, tennis court, woodland, lake, games room etc. This really is a most pretty setting.

The property is a three storey townhouse offering very flexible accommodation. On the ground floor there is entrance hall and cloakroom with well fitted kitchen, opening into family room/dining room. On the first floor there is a large living room, cloakroom and bedroom three, which can also be used as additional living space in needed. On the second floor, is a good sized master suite, together with bedroom two and bathroom two. The property enjoys the benefit of full mains gas fired central heating and is double glazed. There is a dedicated parking space to front and plenty of visitor parking. Paved terrace to outside, together with use of 50 acres or so of grounds.

Talgarn Manor is approached by most impressive pair of gates leading to a tree lined drive. There are good local facilities within walking distance in the village of Pontyclun, which also has a railway station on the Bridgend to Cardiff line. A few minutes down the road is the market town of Cowbridge, with an extensive range of market town facilities, whilst to the North there is major out of town shopping at Llantrisant, Talbot Green. Easy access to M4 motorway and other major roads brings major centres within easy commuting distance including capital city, Cardiff, Newport, Swansea etc



## Accommodation

### Ground Floor

#### Entrance Porch

Open fronted with high archway. Flag stone floor.

#### Store Room

Leading directly off the entrance porch. Baxi mains gas fired boiler, which heats the central heating system and domestic hot water supply. Useful storage space.

#### Entrance Hallway

Storm doorway. Sizeable understair storage cupboard. Double turn stairway to first floor.

#### Cloakroom

Luxury modern suite in white comprising low level WC with concealed cistern, and wash hand basin. Ceramic tiled floor. Tiled to dado. Extractor. Heated towel rail.

#### Family Room/Dining Room 13' x 10'6" (max) (3.96m x 3.20m (max))

French doors leading out to paved front terrace. Wooden floor. Open plan to;

#### Kitchen 13' x 9' (3.96m x 2.74m)

Well fitted with a range of matching wall and base units finished in a light oak style, with granite work surfaces and tiled splashbacks. Features include, built under Neff oven finished in stainless steel, built in Neff stainless steel four ring gas hob with stainless steel filter set into canopy with lighting in pelmet over. Built under Neff dishwasher with decor panel, Beko washing machine, built in Neff fridge/freezer with decor panel, range of tall shelving, range of wall cupboards. Timber floor to match family room/dining room. Inset ceiling lighting. Three windows to rear. Plenty of space for breakfast table and chairs.

### First Floor

#### Landing

Double turn staircase from entrance hall. Double turn stairway to second floor.

#### Living Room 20' x 10'3" (6.10m x 3.12m)

A real feeling of space and light, with a run of six windows to the front. Wooden style laminate flooring. Three wall light points.

#### Bedroom Three 10' x 9' (3.05m x 2.74m)

Three windows.

#### Cloakroom

Suite in white comprising low level WC with concealed cistern and wash hand basin. Ceramic tiled floor. Tiled to dado. Stainless steel radiator/towel rail. Extractor. Ceiling lighting.

### Second Floor

#### Landing

Double turn stairway from first floor. Access to roof storage space which is fully boarded.

#### Master Suite Bedroom One 14' x 8'9" (4.27m x 2.67m)

Two windows. Measurements not including flush fitted double wardrobes with sliding doors. En suite is;

#### Master Suite Bathroom One

Luxury modern suite in white comprising curved corner shower cubicle, low level WC with concealed Grohe cistern, cantilevered wash hand basin with pillar taps. Tiled floor and walls. Inset ceiling lighting. Oblique glazed window. Stainless steel radiator/towel rail.

#### Bedroom Two 10'6" x 8'9" (3.20m x 2.67m)

Two windows. Measurements not including flush fitted double wardrobes with sliding doors.

### Bathroom Two

Luxury suite in white comprising tiled bath with hand shower, low level WC with concealed cistern and cantilevered wash hand basin with pillar tap. Large flush fitted airing cupboard with internal radiator. Stainless steel towel rail/radiator. Inset ceiling lighting. Extractor.

### Outside

Paved terrace with access directly from double doors in the family room/dining room. Allocated parking space as well as ample visitor parking. Use of communal grounds.

### Communal Grounds

Talygarn Manor is a unique development consisting of restored manor house, town houses and apartments all enjoying the use of the approx 50 acres of communal grounds.

### Tenure & Services

We have been informed that the property is held of a long leasehold with a 999 year lease and has the benefit of a share in the management company. The variable service charge is currently approx £200 per month, this covers upkeep of grounds and park lands, buildings insurance, window cleaning, CCTV, maintenance of communal areas that include roof and external walls of the property. All mains services connected to property.

### Directions

Accessed from Cowbridge you will travel all the way Cowbridge Road (A4222) until you are close to coming to Pontyclun, as you travel through Talygarn, opposite Talygarn Close you will see large double wrought iron gates with a tree lined entrance, travel through this and past the concierge into the development, past the manor house on your left and take the left into the courtyard, parking space number 11 is towards the bottom of the courtyard on the right hand side.

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| Energy Efficiency Rating                    |  | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92-100) <b>A</b>                           |  |         |           |
| (81-91) <b>B</b>                            |  |         |           |
| (69-80) <b>C</b>                            |  |         |           |
| (55-68) <b>D</b>                            |  |         |           |
| (39-54) <b>E</b>                            |  |         |           |
| (21-38) <b>F</b>                            |  |         |           |
| (1-20) <b>G</b>                             |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
|   |  | 76      | 80        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (92-100) <b>A</b>   |  |         |           |
| (81-91) <b>B</b>  |  |         |           |
| (69-80) <b>C</b>  |  |         |           |
| (55-68) <b>D</b>  |  |         |           |
| (39-54) <b>E</b>  |  |         |           |
| (21-38) <b>F</b>  |  |         |           |
| (1-20) <b>G</b>   |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
|   |  | 76      | 81        |
| EU Directive 2002/91/EC   |  |         |           |

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