



20 The Manor

Talygarn Manor, Talygarn, Near Pontyclun, CF72 9WT





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Talygarn, Pontyclun,  
Rhondda Cynon Taff, CF72 9WT

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£280,000 Leasehold

**2 Bedrooms : 2 Bathrooms : 1 Reception Rooms**

Simply stunning duplex apartment offering much character yet with a modern interior. Kitchen and living area and cloakroom. Two double bedrooms, both en suite. Balcony with wonderful views onto formal gardens. Allocated parking. Use of extensive grounds within the Manor itself.

EPC rating: E51

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### Directions

From our Offices travel along High Street in an easterly direction towards the Traffic Lights and take the left hand turn for Aberthin / Llantrisant. Continue along this road for around 4½ miles, travelling through Ystradowen. Upon reaching Talygarn take the right hand turning through the gates into Talygarn Manor and Country Park. Continue into Talygarn, bearing right just before the Gatehouse and follow the road in front of Talygarn Manor.

- Cardiff City Centre 12 miles
  - Cowbridge 5.2 miles
  - M4 (J34, Miskin) 3.8 miles
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**Your local office: Cowbridge**

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## Summary of Accommodation

### ABOUT THE PROPERTY

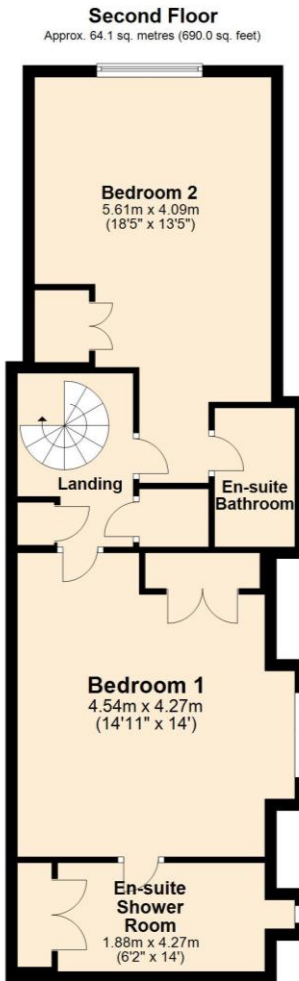
- \* Simply stunning duplex apartment located to the first and second floors of the historic, listed Talygarn Manor
- \* Offering much character yet with refined, modern interior
- \* Approached from central timber-panelled entrance hall way of The Manor then via a most impressive staircase to the first floor.
- \* Entrance lobby with cloakroom off and doorway to kitchen and living room; a bespoke, wide wooden single turn 'winder' staircase leads to the two en suite bedrooms
- \* Contemporary kitchen area with a good range of units and appliances, where fitted, to remain including oven, gas hob, fully integrated fridge, freezer, slimline dishwasher and washer / drier
- \* Worktops extend to form a breakfast bar
- \* The kitchen is open plan to a high-ceilinged, well-proportioned living-dining room with space for a suite and also ample room for a dining table; hand-crafted library bookcases with ladder also included
- \* The tall, central Crittall-framed windows include period stained glass details and have a central door opening to a balcony
- \* Master bedroom with deep fitted walk-in wardrobe and luxurious en suite shower room with deep shower cubicle
- \* Second double bedroom with en suite bath and separate shower cubicle; also deep walk-in wardrobe currently configured to create a very neat 'home office' space. Superb views from this second bedroom over Talygarn Manor grounds

### GARDENS AND GROUNDS

- \* Own balcony accessed directly from living room
- \* Plenty of room for a table and chairs and enjoying lovely views onto the formal gardens to the front of The Manor
- \* Designated car parking space fronting the Manor
- \* Numerous visitor parking spaces
- \* Owners enjoy shared use of the parkland setting
- \* Including extensive lawned and woodland gardens, lake walks, tennis court, barbeque area etc.
- \* Owners also have use of certain rooms within Talygarn Manor, including a snooker room and library.

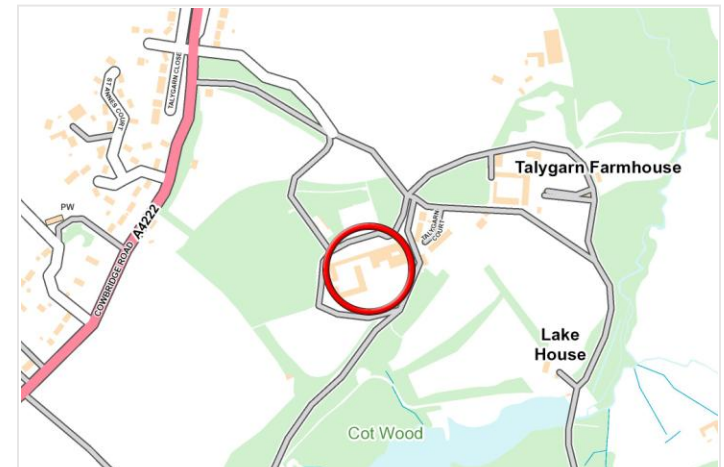
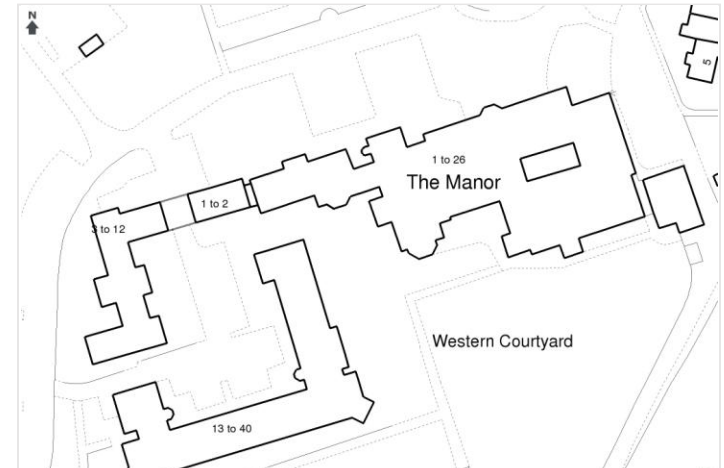
### TENURE AND SERVICE

Leasehold (999 years from 1 Jan 2002). 980 years remaining.  
 Service charge of c £2,500 payable per annum.  
 All mains services connect to the property. Gas-fired 'combi' central heating.



Total area: approx. 107.1 sq. metres (1152.9 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



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>		66
(39-54)	<b>E</b>	51	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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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