

The Manor

TALYGARN, PONTYCLUN, CF72 9WT

GUIDE PRICE £470,000

**Hern &
Crabtree**



The Manor

Hern & Crabtree are delighted to present this exceptional three-bedroom duplex apartment set within the prestigious Manor at Talygarn. Rich in history and character, this remarkable home combines grand proportions with period detail, offering a unique lifestyle in one of South Wales' most desirable country residences.

Approached via a private entrance with allocated parking, the apartment enjoys direct access to beautifully landscaped communal gardens, enhancing its sense of exclusivity. At the heart of the home is a striking wood-panelled living and dining room, where three sets of leaded-light windows, two statement fireplaces and an open-plan kitchen with quartz worktops and integrated appliances create an impressive space for entertaining and everyday living.

The main floor continues with a superb primary bedroom featuring a vaulted dome ceiling, complemented by its own en suite bathroom. Continues with a separate office and utility room. The lower ground level offers excellent flexibility, providing two further en suite bedrooms, one with a dedicated dressing area.

Talygarn is perfectly positioned in the village of Pontyclun, surrounded by scenic countryside while remaining within easy reach of Cardiff, Bridgend and Swansea via the M4. Pontyclun railway station provides regular direct services into Cardiff Central, making the location ideal for commuters. The area offers a welcoming community with local shops, cafés and supermarkets, while the Vale of Glamorgan and nearby South Wales coastline provide outstanding leisure opportunities including golf courses, walking trails and beaches.

- Prestigious Three Bedroom Property
- Private entrance and allocated parking
- Open-plan kitchen with quartz worktops and integrated appliances
- Three bedrooms each with en suites
- Excellent transport links to Cardiff and beyond
- Located within The Manor, Talygarn
- Grand living/dining room with wood panelling
- Separate office and utility room
- Landscaped communal gardens
- 2476 sq.ft (approx)



2476.00 sq ft

Private entrance & hallway

Accessed via a wooden door from a charming cloistered walkway, with private parking directly outside. The hallway has coved ceilings, radiator, storage cupboard housing the boiler, and tiled flooring. Door to rear communal grounds.

Cloakroom

Fitted with a WC, wash hand basin, radiator, tiled flooring and coved ceilings.

Bedroom

Bedroom situated on the ground floor. A large double bedroom with en suite. Coved ceiling. Two radiators. Door to En suite.

En Suite

Natural light window. Bath, W.C. Separate Shower. Wash hand basin. Part tiled walls. Tiled floor. Vanity cupboard

Study

Leaded-light window to the front, coved ceilings and radiator.

Lounge/ Dining room

A magnificent reception space of exceptional scale and character, with richly detailed period wood panelling and ornate carved finishes. The room is illuminated by three impressive chandeliers and a series of striking leaded light windows, including feature stained-glass panels, which flood the space with natural light while framing views of the landscaped grounds. At either end of the room are grand fireplaces with stone mantels and slate hearths, creating two distinct focal points. The generous proportions allow for multiple seating and dining areas, blending historic grandeur with everyday comfort.

Kitchen (open plan to the lounge)

Positioned at one end of the main reception room, fitted with wall and base units, central

island and quartz work surfaces. Integrated five-ring gas hob, microwave, grill, oven, fridge, freezer and dishwasher. Double stainless steel sink, tiled splashbacks and tiled flooring.

Utility room

Double-glazed window to the rear, fitted wall and base units with laminate work surfaces, stainless steel sink and drainer, tiled flooring, plumbing for washing machine and tumble dryer. Additional cupboard housing the combi boiler.

Lower Hallway

Coved ceilings, radiator, storage cupboard.

Bedroom

Window to the front, coved ceilings, radiator.

En Suite

En suite with walk-in shower, WC, wash hand basin, tiled flooring and part-tiled walls.

Bedroom

Generous double with window to the rear, coved ceilings and radiator. Large open archway to dressing area (free-standing wardrobes).

Dressing Area

En Suite

En suite bathroom with bath and shower over, WC, wash hand basin, heated towel rail, tiled flooring and part-tiled walls.

Parking

Private parking space to the front. Access to beautifully landscaped communal gardens at the rear.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey

advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

Tenure

We have been informed by the owners that the property is leasehold.

Length of Lease - 999 years from 1 January 2002

Service Charge - Circa £4,500 billed per annum plus £167.00 per annum (Sinking Fund)

Ground Rent - Circa £100 per annum

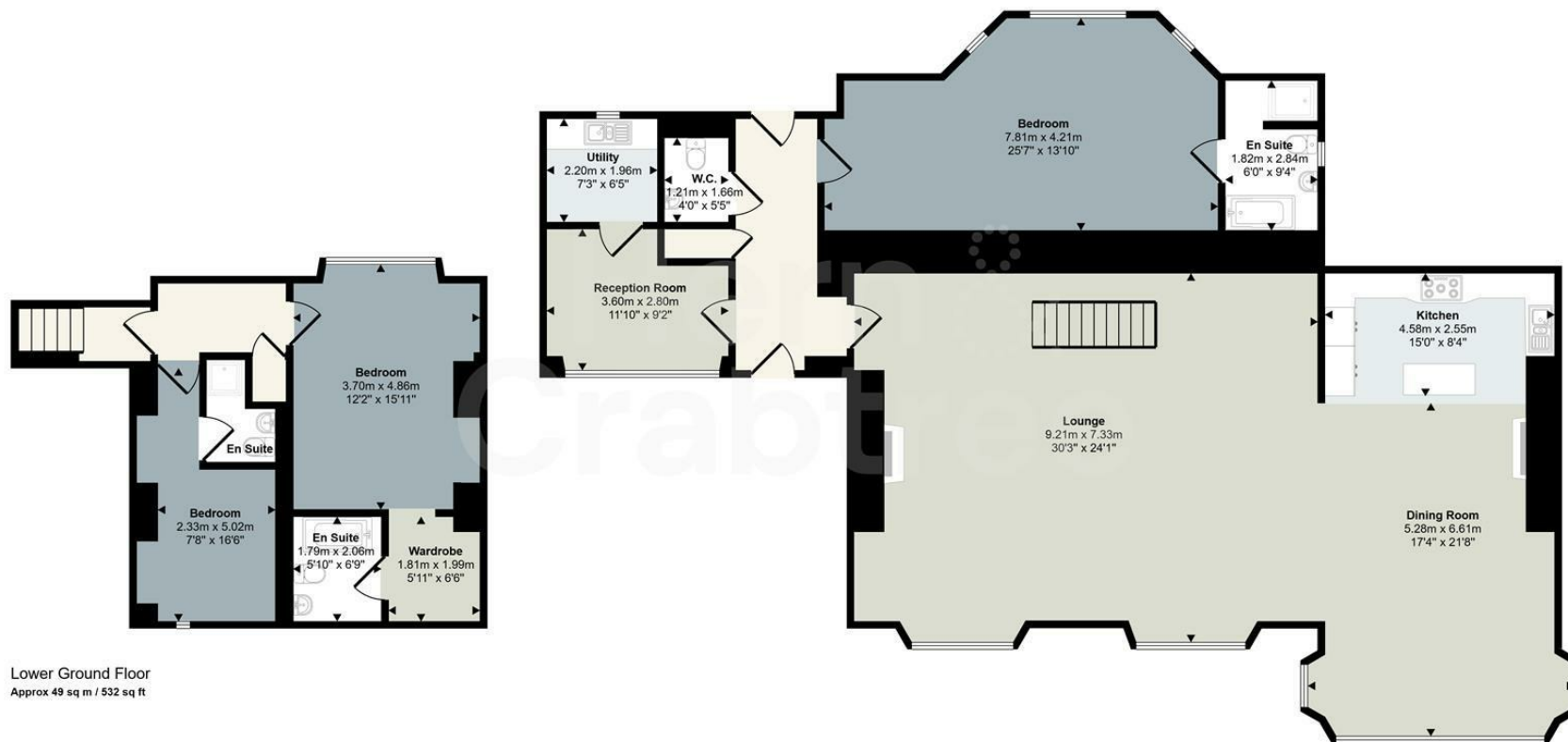
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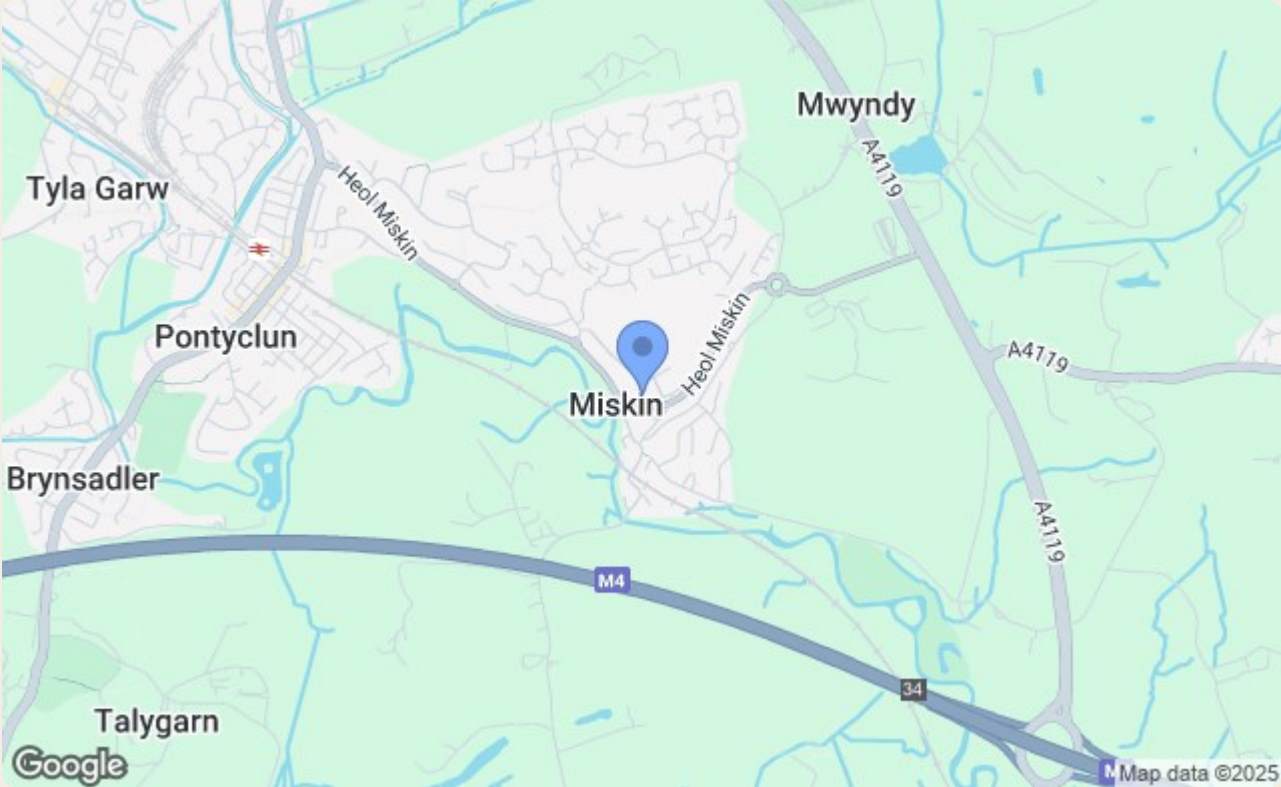


Approx Gross Internal Area
230 sq m / 2476 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating	
	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	
Current	Potential
	76
58	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
Current	Potential
England & Wales	
EU Directive 2002/91/EC	

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