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The Clock Tower
23 The Manor
Talgarn, Pontyclun, CF72
9WT

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The Clock Tower

Asking price **£375,000**

Unique apartment within a Grade II listed Manor House, built in the early 1800's, set over 3 floors with a roof terrace, enjoying extensive views over The Vale of Glamorgan countryside.

SOLD WITH NO ONGOING CHAIN

Exceptional 3 double bedroomed apartment in a beautiful Grade II listed Manor House

Grand communal hallway with stairs and lift to first floor, hallway, cloakroom, study room leading to main living room with timber panelled hand painted ceiling, large open plan sitting room and kitchen/dining room

Landing, Double bedroom with en-suite, master bedroom with dressing room and en-suite,

Staircase to third double bedroom with staircase to roof terrace garden with magnificent views

2 parking spaces and access to communal drawing room, games room and extensive mature gardens

Close to the nearby village of Pontyclun and amenities including train station





Unique apartment within a Grade II listed Manor House, built in the early 1800's, set over 3 floors with a roof terrace, enjoying extensive views over The Vale of Glamorgan countryside.

Grand communal entrance hallway with stairs and lift from ground floor to first floor. Oak entrance door to HALLWAY (11'9" x 6'4") fitted carpet and traditional spindle staircase to first floor, useful coat cupboard and door to CLOAKROOM (8' x 3'5") white low level WC and corner wash hand basin, travertine tiled floor and recess lighting. STUDY (13'3" x 7'10") fitted carpet, double glazed metal casement windows to gardens, leading to LIVING ROOM (14' x 16'2" max) high corniced ceiling with a beautiful hand painted timber panelled ceiling displaying the four seasons, fire place with carved stone surround, double glazed casement

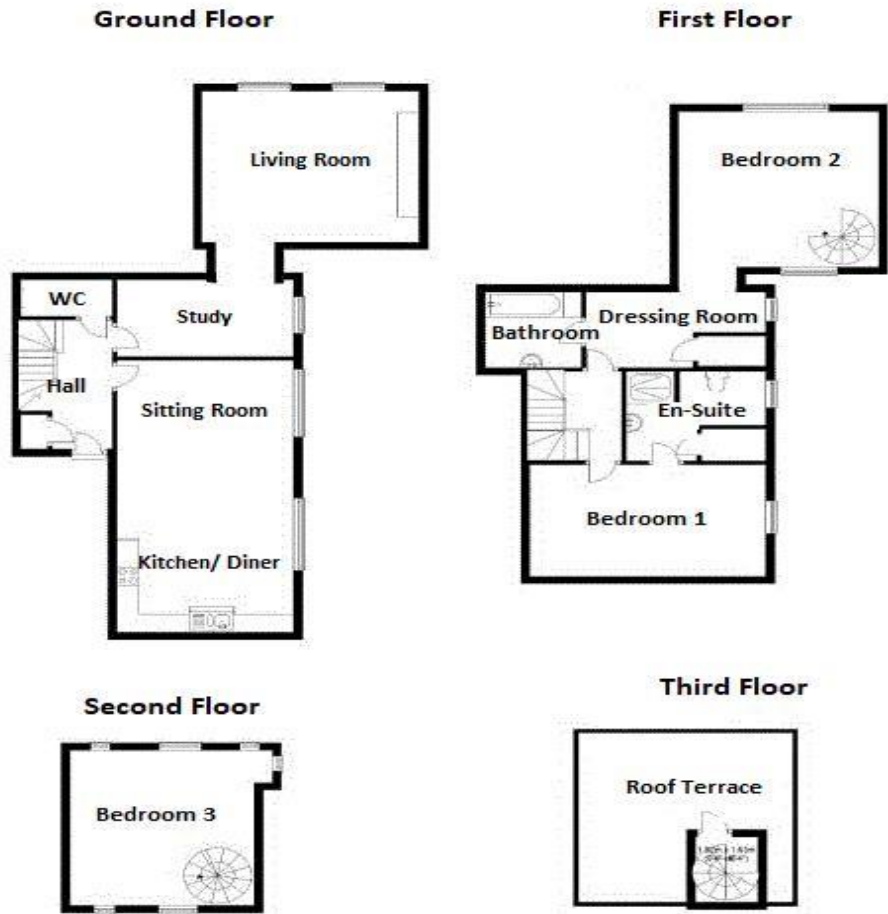
windows overlooking gardens. Open plan kitchen/diner and sitting room (24'4" x 13'2" overall) SITTING ROOM (13'2" x 13'4") fitted carpet and double glazed window to gardens open plan to KITCHEN/DINER (11'1" x 13'2") extensive range of white panelled base and wall cupboards with glazed display cabinets, granite work tops with inset one and a half bowl sink, integrated single oven, gas hob, extractor, fridge, freezer and dishwasher, double glazed casement window to gardens.

Staircase rises to LANDING with doors to BEDROOM 1 (18'9" x 10'3") fitted carpet, part pitched ceiling and double glazed window. Door to EN-SUITE SHOWER ROOM (8'2" x 9'2") Travertine tiled floor, walls and shower area, modern white

suite including close coupled WC, wash hand basin with tiled splash back, shower cubicle with main shower attachment and glazed entry door, double glazed window and chrome heated towel rail. Door to boiler cupboard containing 'Vaillant' mains gas central heating boiler. Door from landing to DRESSING ROOM (13' x 7') fitted carpet, airing cupboard with pressurised hot water tank, double glazed window and door to EN-SUITE BATHROOM (6'5" x 6'10") panelled bath with mains shower and glazed shower screen over, WC and wash hand basin with tiled splashback, part tiled travertine walls and floor, chrome heated towel rail.

BEDROOM 2 (14'6" x 14'9" max) a delightful room, double glazed casement windows to 2 elevations, beautiful views and excellent natural light, spindled staircase rising to BEDROOM 3 (15'2" x 16'2") large twin or double room, fitted carpet, metal casement and stone mullioned windows to 3 elevations and timber spiral staircase rising to a breathtaking ROOF TERRACE, tiled floor, castellated stone detail with wrought iron panels framing the magnificent panoramic views.

Outside the property stands in beautifully tended mature gardens and grounds, in all extending to some 55 acres or thereabouts. There are 2 dedicated parking spaces adjacent to the main entrance.



Total Area Approx. 178.3 sq. metres





Directions

From our Cowbridge Office travel in an easterly direction and turn left at the traffic lights. Continue through the villages of Aberthin and Ystradowen into Talygarn. Take the right hand turn through double gates into Talygarn Manor, proceed along the driveway and bear right where you will find the main entrance to The Manor straight ahead of you.

Tenure

Leasehold

Services

999 year lease from 2002 with share of the freehold interest (voting rights). Seller currently pays £315pcm which Includes the service charges, sinking fund and building insurance.

Council Tax Band G

EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	80 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by appointment through Herbert R Thomas

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