



Talygarn Court, £395,000

- New ATAG combi boiler (2026) with 18-year warranty
- Amtico Spatia herringbone flooring (2026)
- Plantation shutters installed throughout most of the property (2025)
- LED lighting upgrades throughout
- Slate roof and attractive Bath stone detailing
- Upgraded kitchen/dining room with Siemens integrated appliances
- EPC Rating: C



 3
  2
  2



About the property

Set within a private country park, accessed via a tree-lined driveway, this rarely available freehold townhouse offers spacious family accommodation extending to over four floors. The CCTV-monitored development enjoys a peaceful countryside setting, conveniently located between Pontyclun and Cowbridge.

Residents benefit from access to woodland walks, a lake and waterbird colony, and a dedicated off-lead dog exercise field. The property also enjoys attractive orchard, farmland and countryside views, with local equestrian facilities nearby.

The accommodation includes a recently upgraded kitchen/dining room featuring quartz and granite worktops, a central island, Siemens integrated appliances and patio doors to the garden. A spacious utility room with matching cabinetry provides additional practicality.

The principal bedroom offers built-in storage and an en-suite shower room, while a further double bedroom and family bathroom with roll-top bath complete the upper floors. A loft conversion creates an impressive king-size bedroom with extensive storage. Offering flexible use as a bedroom, home office The property benefits from an integral garage with electric door and EV charging point, driveway parking for three vehicles, and a low-maintenance rear garden with patio overlooking the orchard and farmland.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

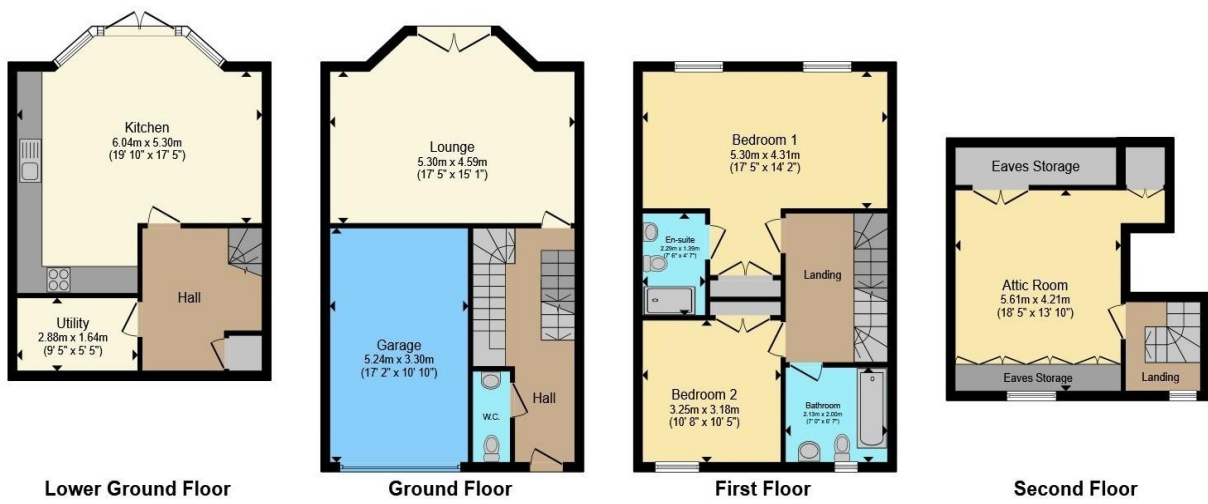


Accommodation

01443 222851

talbotgreen@peteralan.co.uk

Floorplan



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

pa peter
alan