



## 3 Beds, Terraced, Leasehold, £310,000

### The Manor

Introducing an exclusive opportunity within the prestigious Talygarn Manor development, Three Estate Agents proudly presents this exquisite three-bedroom property.

### Features

- GRADE 2 LISTED GARDENS
- ALLOCATED PARKING
- COMMUNAL AREAS IN THE MANOR HOUSE
- OPEN PLAN LOUNGE/KITCHEN/DINER
- ENSUITE
- THREE DOUBLE BEDROOMS

Introducing an exclusive opportunity within the prestigious Talygarn Manor development, Three Estate Agents proudly presents this exquisite three-bedroom property. Nestled in the picturesque surroundings of Talygarn, this residence offers a lifestyle unlike any other.

Formerly the esteemed Talygarn Manor House, this historic estate has been meticulously transformed into a private haven, featuring a blend of contemporary residences and charming cottages. This property, situated within the revered Grade II listed mansion, boasts access to approximately 54 acres of meticulously manicured communal gardens. Within this verdant oasis, residents can enjoy leisurely strolls, serene BBQ areas, a tranquil lake, and even a designated space for beloved pets.

Moreover, the Manor House itself presents a host of communal amenities, including a serene Library for moments of quiet contemplation and a Games Room equipped with a snooker and pool tables.

Beyond its luxurious amenities, this property promises utmost security and convenience. With 24-hour CCTV surveillance and a gated entrance residents can enjoy peace of mind at all times.

This impressive property welcomes you with a spacious entrance hallway, featuring sleek ceramic tiled flooring, providing access to all main areas of the home.

The generously sized living room, fully carpeted for comfort, boasts a charming feature fireplace and offers ample space for a dining area, perfect for entertaining or family gatherings.

An archway leads to the open-plan kitchen, which is equipped with integrated appliances, abundant storage units, and stylish ceramic tiled walls, blending functionality with modern design.

A convenient WC completes the ground floor layout.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor	First Floor
Approx. 53.0 sq. metres (570.0 sq. feet)	Approx. 53.0 sq. metres (570.3 sq. feet)
<p>Kitchen 19'7" x 5'6"</p> <p>Living Room 14'9" x 19'1"</p> <p>Hallway 18'1" x 6'10"</p> <p>Cloakroom</p>	<p>Bedroom 3 10'1" x 12'8"</p> <p>Bedroom 1 12'3" x 14'5"</p> <p>Bedroom 2 12'3" x 8'8"</p> <p>Bathroom</p> <p>En-suite Shower Room</p> <p>En-suite Shower Room</p>
Total area: approx. 105.9 sq. metres (1140.4 sq. feet)	