



2 Clos Ogney, Llantwit Major, CF61 2SN

£380,000



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RECENTLY UPDATED THREE BEDROOM DETACHED property located on the popular Pentre'r Cwrt estate, within walking distance to the town, train station, schools and all local amenities. The property is briefly comprising; an entrance hallway, lounge, kitchen/diner, utility room and cloakroom to the ground floor. Three bedrooms one with newly fitted en-suite and a family bathroom to the first floor. Additionally benefiting from uPVC windows throughout, garage, driveway parking and additional parking area providing parking for approximately four vehicles. A fully enclosed private rear garden.

GROUND FLOOR

Hallway
4.8m x 0.9m (15' 9" x 2' 11")
Enter the property via uPVC door into the hallway. Carpeted stairs leading to the first floor. Doors leading into lounge, kitchen/diner and downstairs cloakroom. Radiator, ceiling light and power.

Lounge
4.49m x 3.30m (14' 9" x 10' 10")
uPVC window overlooking the front of the property. Feature Log burner. Newly fitted oak flooring, radiator, ceiling light and power.

Kitchen/diner
6.36m x 3.44m (20' 10" x 11' 3")
uPVC double glazed window and patio doors to the rear. Fitted with a range of base and wall units with contrasting work surfaces over and breakfast bar. Sink and drainer with mixer tap over. Built in electric oven and hob, stainless steel bowl and drainer, space for fridge freezer and full length storage cupboards. Doorways to utility room, lounge and hallway. Tiled flooring and tiling to splash backs.

Utility Room
1.49m x 2.64m (4' 11" x 8' 8")
Fitted with a range of base units with contrasting work surfaces over and tiled surrounds. Sink and drainer with mixer tap over. Space and plumbing for white goods. New combi boiler. uPVC door leading out to the rear garden. Ceiling light and power.

Cloakroom
0.8m x 0.8m (2' 7" x 2' 7")
uPVC double glazed window to the front. Fitted with a two piece suite comprising; low level WC and pedestal wash hand basin. Ceiling light.

FIRST FLOOR

Landing
uPVC double glazed window to the side. Doors leading to all bedrooms and family bathroom. Location of airing cupboard and access to fully insulated loft . Fitted carpet.

Bedroom One
3.41m x 3.22m (11' 2" x 10' 7")
uPVC window to the rear. Fitted wardrobes. Radiator, carpeted flooring, ceiling light and power. Door into en-suite.

En-Suite
1.7m x 1.5m (5' 7" x 4' 11")
Newly fitted with a low level WC, wash hand basin set into vanity unit and walk-in shower unit with glass screen enclosure. Fully tiled, towel radiator. Opaque window to the side.

Bedroom Two
2.72m x 2.86m (8' 11" x 9' 5")
uPVC window to the front. Radiator, carpeted flooring, ceiling light and power.

Bedroom Three
1.95m x 2.54m (6' 5" x 8' 4")
uPVC window to the front. Radiator, carpeted flooring, ceiling light and power.

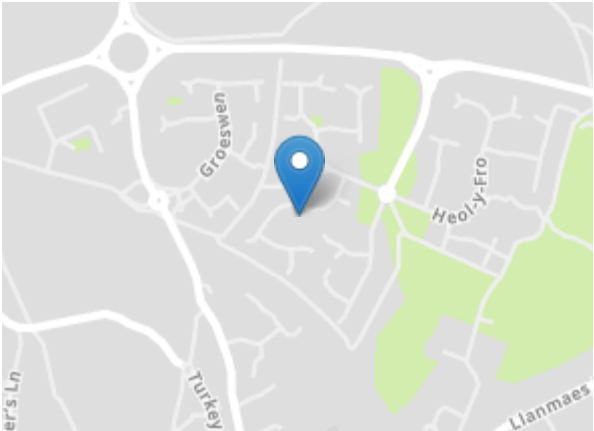
Bathroom
1.64m x 1.63m (5' 5" x 5' 4")
Fitted with a three piece suite comprising; low level WC, pedestal wash hand basin, panelled bath wth shower over. Towel radiator, ceiling light and power. Opaque window to the side.

EXTERNAL

Garage
Fitted with an up and over door. Electric power supply.

Garden
The front of the property is approached by a driveway leading to the garage, with a lawned area and an additional parking area to the right hand side of the property providing off road parking for approximately four vehicles. A gated walkway through to the rear.

To the rear is a fully enclosed garden with patio and lawned areas. Surrounded by a mixture of mature planting.



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