



**29 Clos Ogney, Llantwit Major, CF61 2SN**

**Offers Over £300,000**



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THREE BEDROOM DETACHED PROPERTY WITH GARAGE 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, and cloakroom to the ground floor. Three bedrooms one with en-suite and a family bathroom to the first floor. Additionally benefiting from uPVC windows throughout, driveway providing off road parking. DETACHED GARAGE and fully enclosed garden to the rear. NO ONGOING CHAIN.

## GROUND FLOOR

### Entrance Hall

Enter the property via glazed front door into the hallway with stairs leading to the first floor and doors leading into cloakroom and lounge. Ceiling light.

### Cloakroom

Two piece suite comprising; wash hand basin and low level WC set into vanity unit. uPVC obscure window to the front and a radiator.

### Lounge

13' 7" x 16' 6" (4.14m x 5.03m)  
uPVC window overlooking the front. Feature gas fire with surround and tiled hearth to the main wall. Radiator, ceiling lights and power.

### Kitchen/Diner

16' 4" x 8' 10" (4.98m x 2.69m)  
Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Space and plumbing for white goods. Space for cooker. Location of boiler. uPVC window to the rear, ceiling light and power.

To the dining area there is space for dining furniture. uPVC patio doors lead out to the rear garden. Understairs storage cupboard, radiator, ceiling light and power.

## FIRST FLOOR

### Landing

Doors leading to all bedrooms and family bathroom. Location of airing cupboard and loft access which has been boarded and has lighting. Window to the side.

### Bedroom One

11' 5" x 9' 6" (3.48m x 2.90m)  
uPVC window to the front. Fitted wardrobe. Radiator, vinyl flooring, ceiling light and power. Door into en-suite.

### En Suite

Two piece suite comprising; low level WC and wash hand basin set into vanity unit with contrasting surface over. Walk-in shower cubicle, radiator, ceiling light. Obscure window to the side.

### Bedroom Two

10' 3" x 9' 3" (3.12m x 2.82m)  
uPVC window to the rear. Fitted wardrobe. Radiator, vinyl flooring, ceiling light and power.

### Bedroom Three

7' 9" x 6' 9"  
uPVC window to the front. Radiator, vinyl flooring, ceiling light and power.

### Bathroom

Three piece suite comprising; low level WC and wash hand basin set into vanity unit, panelled bath with electric shower over. Towel radiator, ceiling light and tiled flooring.

## EXTERNAL

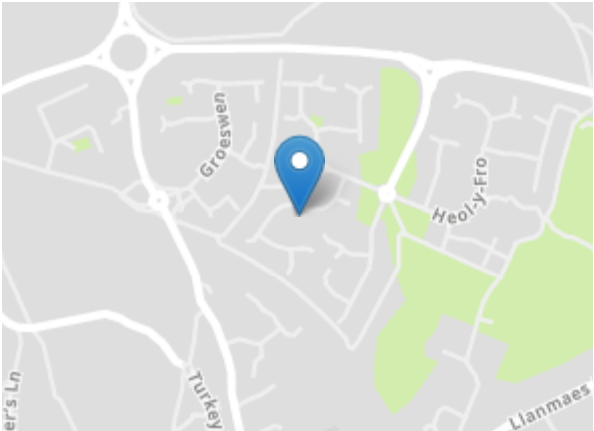
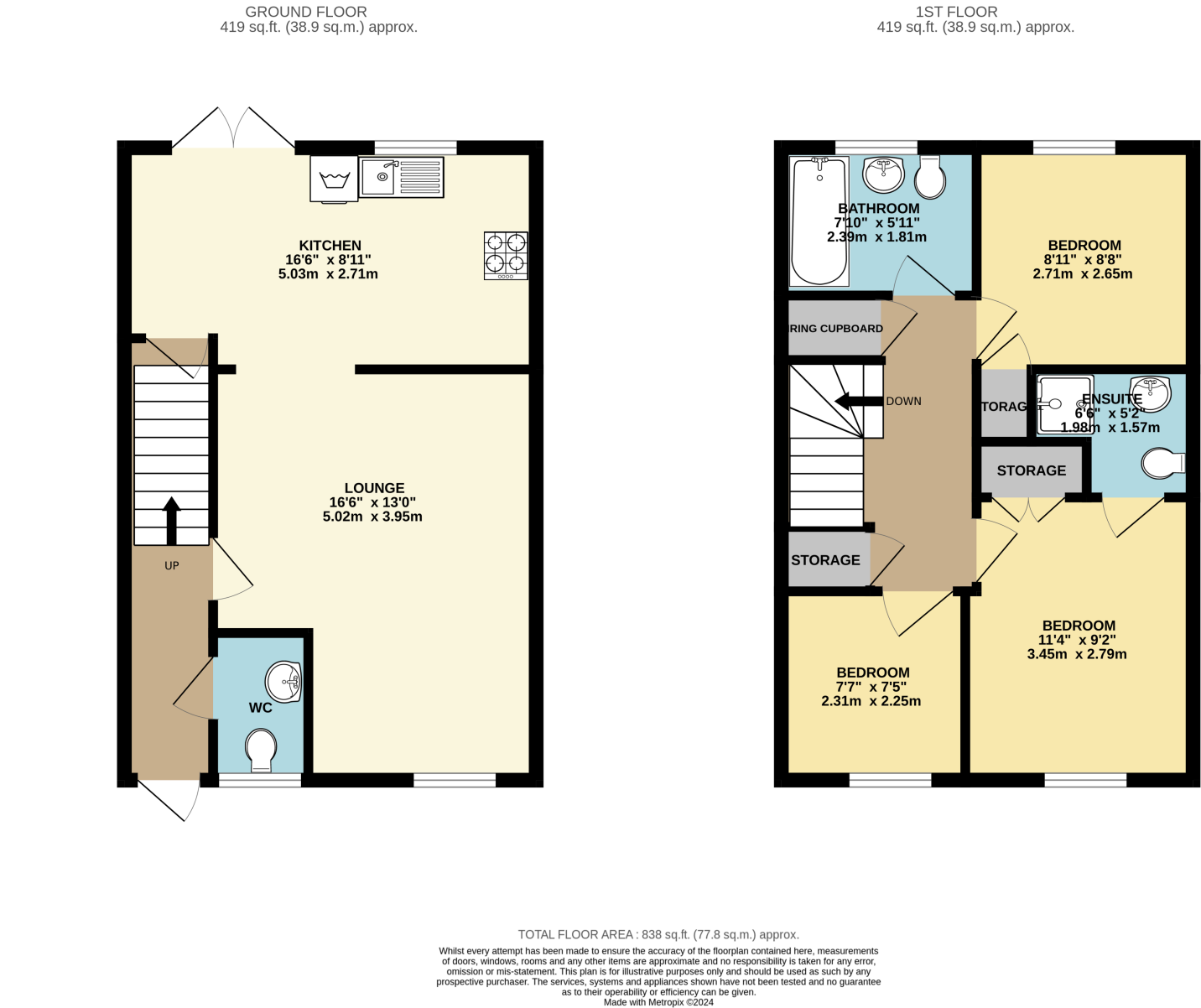
### Garden

To the front the garden extends to the side which is mainly laid to lawn with planting of shrubs and driveway providing off-road parking and access to the garage.

The rear garden is fully enclosed bound by brick wall, planted with mature shrubs and trees, with a lawned area and large patio area providing space for garden furniture. A second patio area at the rear providing a seating area. Brick built bbq area. Garden shed to remain. Side access into the garage. Gated side access.

### Garage

Driveway and detached garage with up and over door, power and lighting.



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