



2 Clos Ogney, Llantwit Major, CF61 2SN

£379,995



1 Pound Field, Llantwit Major, Vale Of Glamorgan, CF61 1DL

Tel No 01446 794433. E-Mail [info@brightermoves.co.uk](mailto:info@brightermoves.co.uk)

Web [www.brightermoves.co.uk](http://www.brightermoves.co.uk)



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 en-suite and a family bathroom to the first floor. Additionally benefiting from uPVC windows throughout, garage, driveway parking and additional two space parking area. 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. 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. Location of 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 loft access. 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")

Fitted with a low level WC, pedestal wash hand basin 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 with shower over. Towel radiator, ceiling light and power. Opaque window to the side.

## EXTERNAL

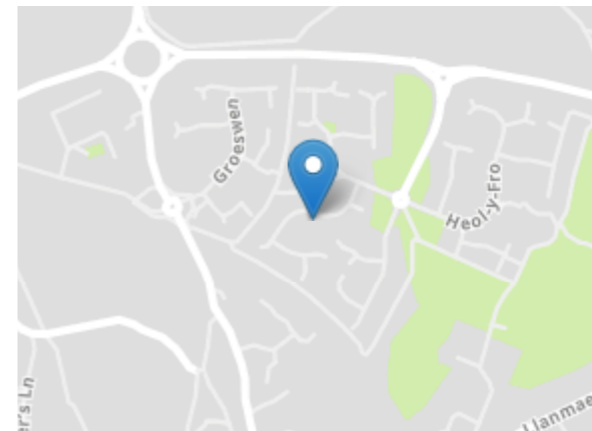
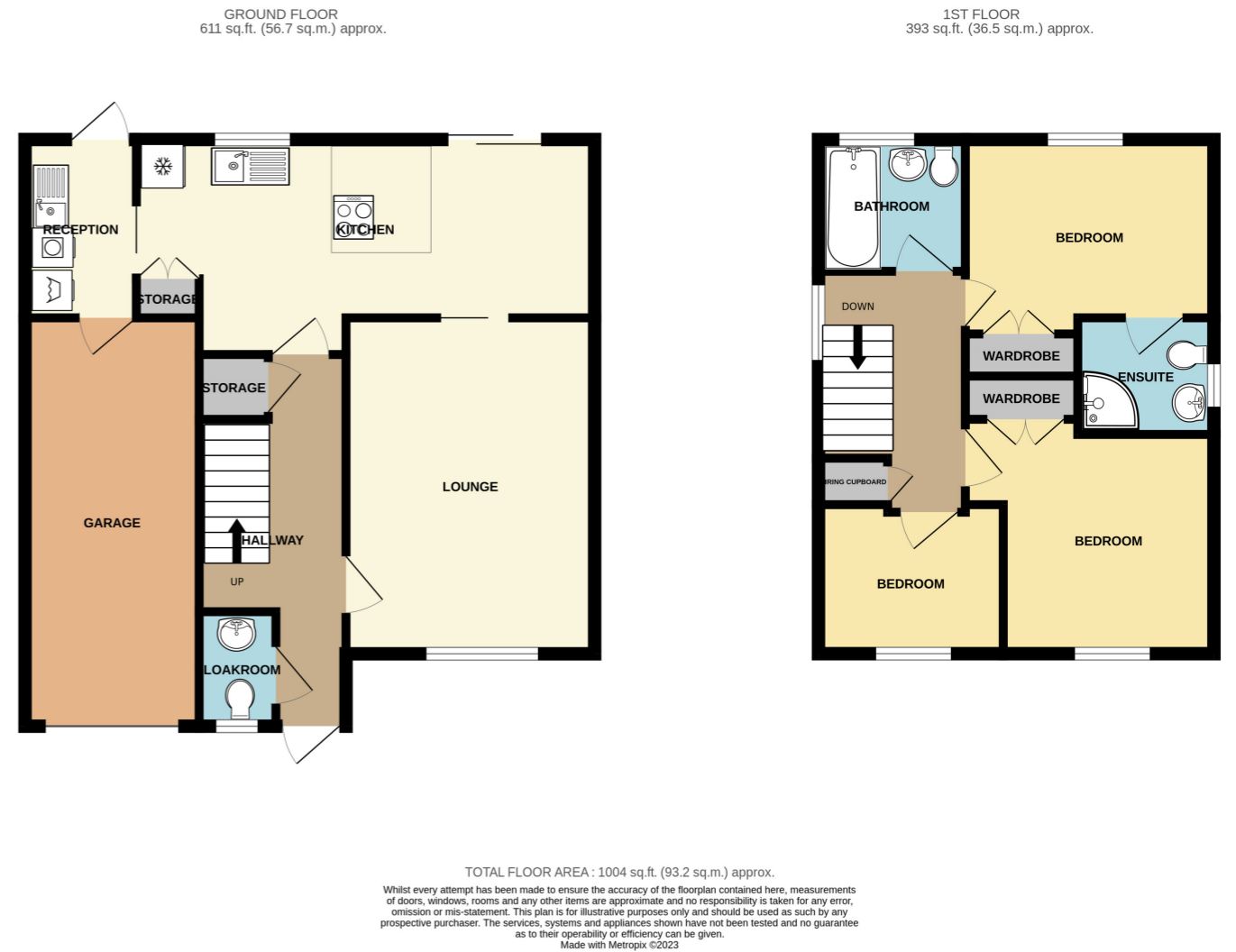
### Garage

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 private parking. As this was the original show home, a further parking area is available for two standard cars to the right hand side of the property. 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.



**MIS REPRESENTATION ACT 1967:** These Particulars Are For Guidance Only And Their Accuracy Is Not Guaranteed And Neither Do They Form Part Of Any Other Or Contract.

**PROPERTY MIS DESCRIPTION ACT 1991:** All Reasonable Steps Have Been Taken To Ensure That These Particulars Do Not Contain Any Error, Mistake Or Misdescription, As Described By The Property Misdescription Act.

**PROCEEDS OF CRIME ACT 2002:** Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.