



20 Clos Ogney, Llantwit Major, CF61 2SN

£299,950



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**\*\*NO CHAIN\*\*** Brightermoves Estate Agents bring to market this stone fronted three bedroom semi detached home, located within the popular Pentre'r Cwrt development of Llantwit Major, within easy reach of shops, schools, amenities and the Heritage Coastline. The property briefly comprises entrance hallway, cloakroom/WC, sitting room, kitchen/diner and conservatory. To the first floor are three bedrooms and a bathroom. Outside to the front is an open plan garden with driveway and garage providing ample parking, and garden to the rear. The property enjoys UPVC double glazed windows, come and put your own stamp on this one and make it your family home. Council tax -D, Approx 86 SQM of living space or 925 SQFT.

## GROUND FLOOR

### HALLWAY

Hallway with stairs to first floor, wood effect flooring along with doors to the lounge and cloakroom/WC.

### LOUNGE

4.61m x 4.49m (15' 1" x 14' 9")

Lounge with wood effect laminate flooring, window to the front aspect and door to the kitchen.

### KITCHEN / DINING ROOM

4.54m x 3.11m (14' 11" x 10' 2")

Kitchen with a range of base and wall units with worktops and sink, window over looking the rear garden. Dining area leads to the conservatory.

### CONSERVATORY

3.78m x 3.58m (12' 5" x 11' 9")

Open plan leading from the kitchen and dining room the conservatory enjoys a log burner and views over the garden with access to the side.

## FIRST FLOOR

### Landing

Landing with doors to all bedrooms and bathroom along with storage and loft access.

### BEDROOM ONE

2.51m x 3.73m (8' 3" x 12' 3")

Bedroom with window to the rear aspect and fitted wardrobe.

### BEDROOM TWO

2.55m x 3.32m (8' 4" x 10' 11")

Bedroom with window to the front aspect.

### BEDROOM THREE

1.99m x 2.85m (6' 6" x 9' 4")

Bedroom with window to the rear aspect.

### BATHROOM

1.63m x 1.80m (5' 4" x 5' 11")

Family bathroom comprising of: WC Wash hand basin and bath with obscure window to the front aspect.

### GARDENS

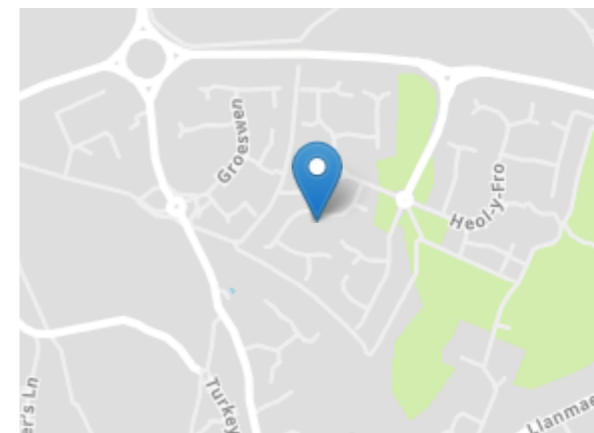
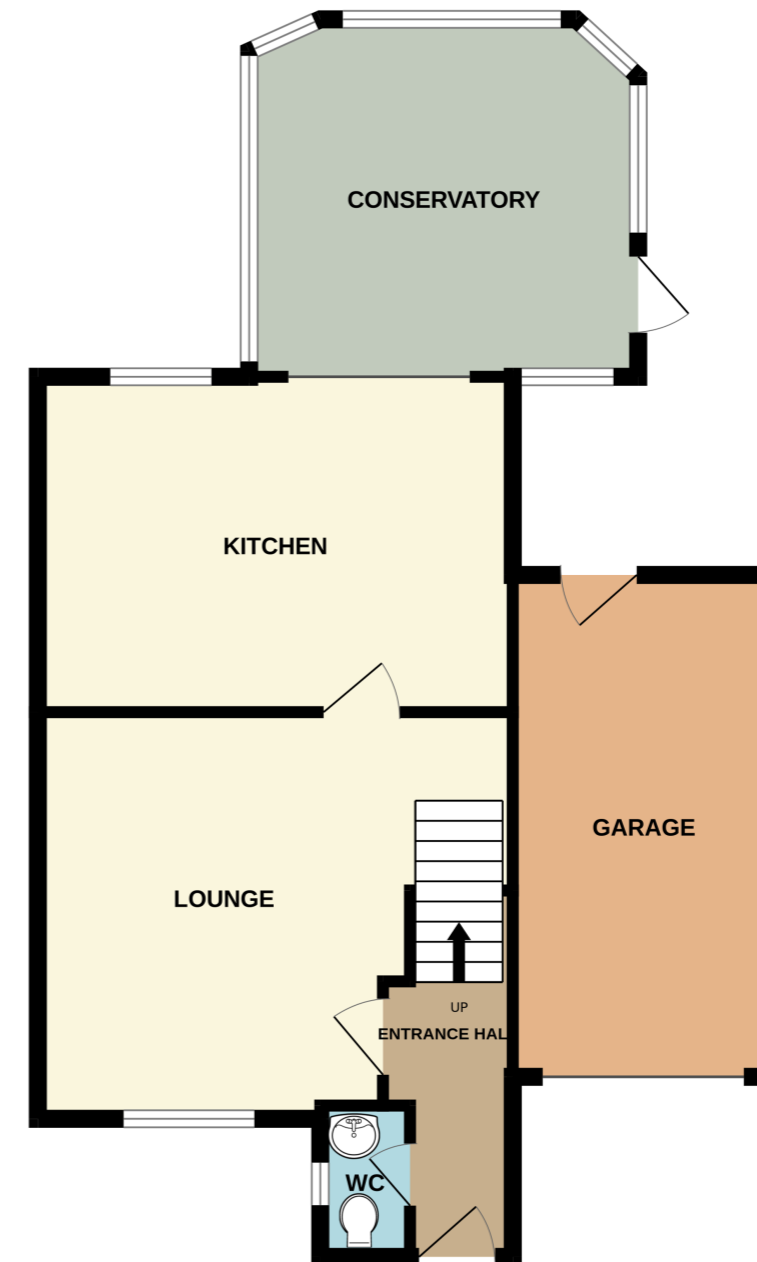
Front garden with driveway leading to the garage. The rear garden has a lawn area and decking with flower border.

### GARAGE

5.5m x 2.5m (18' 1" x 8' 2")

With up and over door to the front and garden door to the rear. Electric supply.

## GROUND FLOOR



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**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.

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