





## 61 Clos Ogney

Llantwit Major, Llantwit Major

NO FORWARD CHAIN. This well presented end terraced three bedroom property with converted attic room, makes this an ideal investment or first time buyer home. Fantastic corner plot. TWO PARKING SPACES. The property is located in a quiet cul de sac and sought after location in the Pentre'r Cwrt development, walking distance from the local shops and amenities of Llantwit Major and the nearby Heritage Coastline. Briefly the property comprises entrance hallway, sitting room, kitchen, conservatory and utility/store to the ground floor. To the first floor are two bedrooms and a family bathroom, and to the second floor is the third bedroom/attic room. Outside to the front and side are two parking spaces, whilst to the rear there is an enclosed low maintenance garden. The property enjoys UPVC windows and doors, and gas central heating with a combination boiler providing the central heating and hot water. Viewings are recommended to full appreciate the location and corner plot. Council Tax band: C Tenure: Freehold EPC Energy Efficiency Rating: C



- END TERRACED HOME.
- THREE BEDS. NO-CHAIN.
- PARKING FOR TWO CARS.
- LARGE CORNER PLOT.
- IDEAL FTB / INVESTMENT PROPERTY.
- UPVC. GCH COMBI. EPC C73.



## GROUND FLOOR

### Entrance Hallway

Opaque glazed front entrance door. Radiator. Door to sitting room. Stairs to first floor.

### Sitting Room

13' 3" x 14' 10" (4.04m x 4.52m)

UPVC window to front. Vertical radiator. Wood effect flooring. Opening to kitchen.

### Kitchen/Diner

8' 7" x 14' 7" (2.62m x 4.45m)

Wall mounted Ideal combination boiler providing the central heating and hot water. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset one and a half bowl ceramic sink with mixer tap. Space for white goods. Space for electric or gas cooker (gas point is available), with hood. Glazed UPVC door to store/utility. Patio doors to conservatory.

### Utility/Store.

9' 6" x 10' 4" (2.90m x 3.15m)

Door to front and rear.

### Conservatory

7' 5" x 12' 4" (2.26m x 3.76m)

UPVC French door to rear. Vertical radiator. Power.

## FIRST FLOOR

### Landing

Doors to bedrooms and family bathroom. Door to second floor.

### Family Bathroom

6' 5" x 6' 4" (1.96m x 1.93m)

LED lighting. Low level WC. Panelled bath with mixer shower attachment. Wash hand basin with mixer tap. Vertical radiator.

### Bedroom 1

8' 1" x 11' 9" (2.46m x 3.58m)

UPVC window to rear. Radiator.





**Bedroom 1**

8' 1" x 11' 9" (2.46m x 3.58m)  
UPVC window to rear. Radiator.

**Bedroom 2**

7' 11" x 10' 5" (2.41m x 3.18m)  
UPVC window to front. Radiator. Built in wardrobe.

**SECOND FLOOR**

**Bedroom 3/Attic Room**

14' 6" x 13' 1" (4.42m x 3.99m)  
Attic conversion was in circa 2006. Electric radiator.  
Down lighting. Velux to front and rear. Wood effect flooring.





## GARDEN

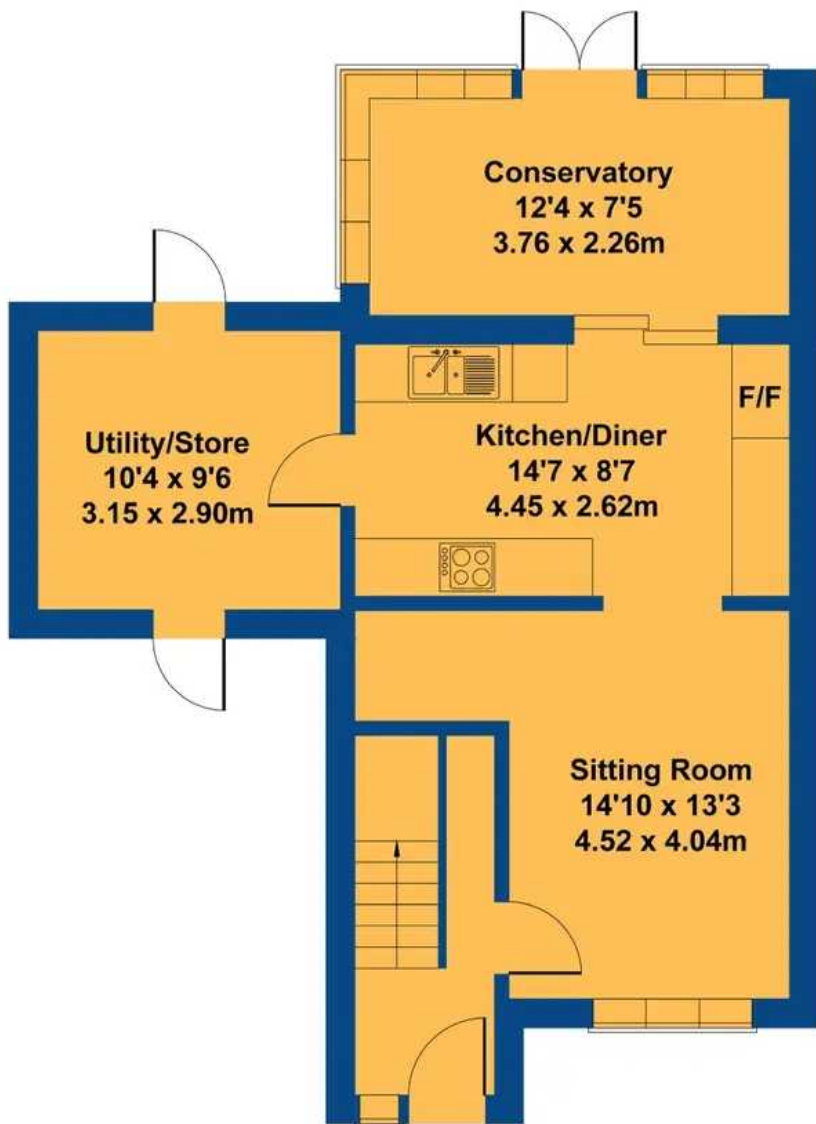
Front - Low maintenance garden. Parking for one car with car port. Side garden - laid to lawn with mature Sycamore tree (please note there is a TPO on this tree). Rear Garden - An enclosed garden, low maintenance, with covered seating area, shed and parking for one car to the side via gate.



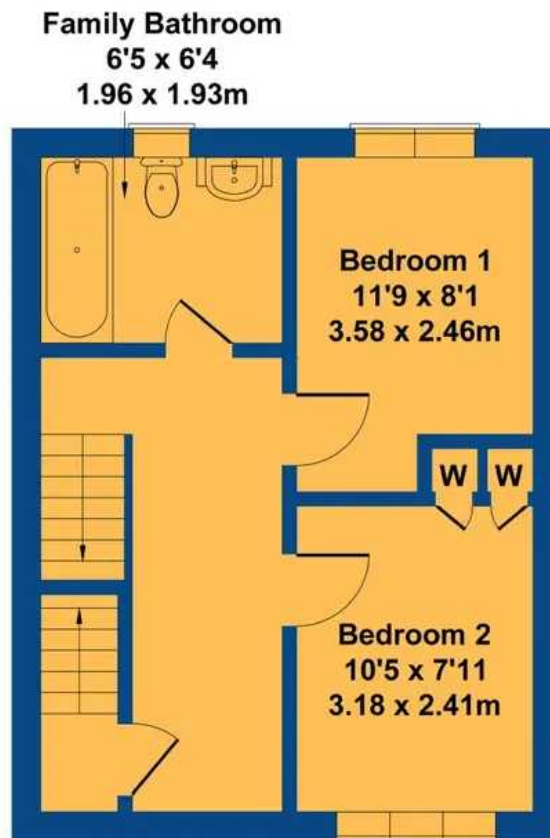


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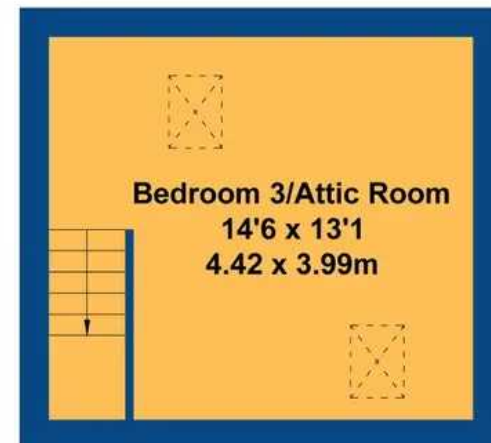
Approximate Gross Internal Area  
1141 sq ft - 106 sq m



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Not to Scale. Produced by The Plan Portal 2023  
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