





39 Clos Ogney

Llantwit Major, Llantwit Major

A great opportunity to acquire this WELL PROPORTIONED family home sitting on a LARGE PLOT within a QUIET CLOSE, located in Llantwit Major, Vale of Glamorgan. Briefly the property comprises entrance hall, sitting room, dining room, a THIRD RECEPTION room, fitted kitchen/breakfast room, cloakroom/WC, and utility room to the ground floor. To the first floor there are FOUR bedrooms, an EN-SUITE shower room and a family bathroom. Outside to the front is an open plan garden with a GENEROUS DRIVEWAY and an enclosed 50' mature garden to the rear. The property enjoys UPVC double glazed windows and GAS CENTRAL HEATING together with cavity wall and loft insulation. NO FORWARD CHAIN. Council Tax band: F Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- DETACHED FAMILY HOME.
- 4 BEDROOMS.
- 3 RECEPTION ROOMS.
- CLOAKROOM/WC.
- EN-SUITE. UTILITY ROOM.
- DRIVEWAY FOR 4 CARS.
- NO FORWARD CHAIN.
- EPC C69.
- REPLACEMENT KITCHEN.





GROUND FLOOR

Entrance Hallway

Double glazed entrance door. Staircase to first floor. Radiator. Understairs cupboard. Doors into sitting room kitchen and reception 3.

Sitting Room

15' 1" x 9' 10" (4.60m x 3.00m)

UPVC double glazed bay window to the front. 2 radiators. Double doorway into dining room. (The double doors are stored safely in the loft).

Dining Room

9' 11" x 7' 1"

White aluminium double glazed sliding patio door to the rear garden. Radiator. Doorway into kitchen.

Reception 3

15' 5" x 8' 2" (4.70m x 2.49m)

Formerly the garage. Currently used as a music room. UPVC double glazed window to the front. Radiator. Laminate oak effect flooring.

Kitchen/Breakfast Room

11' 8" x 10' 2" (3.56m x 3.10m)

UPVC double glazed window to the rear. Fitted kitchen comprising eye level units and base units with drawers and work surfaces over with ceramic tile surrounds. Inset sink with mixer tap. Radiator. Space for an upright fridge/freezer. Area for a breakfast table and chairs. Ceramic floor tiles. Fitted oven with gas hob and extractor. Door to utility room.





Utility Room 6' 8" x 5' 1" (2.03m x 1.55m)

Double glazed door to the rear. Continuity of kitchen units comprising a base unit with work surface over, ceramic tile surround and an inset sink. Eye level unit. Wall mounted gas boiler supplying the central heating and hot water. Spaces for a washing machine and tumble dryer. Ceramic floor tiles. Radiator. Door to cloakroom/WC. **Cloakroom/WC** UPVC double glazed opaque window to the side. Wall mounted wash handbasin. WC. Radiator. Ceramic floor tiles.

FIRST FLOOR

Landing Loft access. Radiator. Doors to bedrooms and bathroom. Cupboard housing the hot water cylinder.

Bathroom

UPVC double glazed opaque window to the side. Panel bath with ceramic tile surround, telephone style mixer shower taps and glazed shower screen. WC. Pedestal wash hand basin. Radiator. Ceramic tile effect laminate flooring.

Bedroom 1 13' 4" x 10' 1" (4.06m x 3.07m)

UPVC double glazed window to the front. Radiator. Laminate oak flooring. Fitted wardrobe. Door to the en suite.

Bedroom 2 12' 5" x 7' 11" (3.79m x 2.41m)

UPVC double glazed window to the rear. Radiator. Built in wardrobe.

Bedroom 3 10' 4" x 7' 10" (3.15m x 2.39m)

UPVC double glazed window to the rear. Radiator. Fitted wardrobe.

Bedroom 4 8' 8" x 7' 6" (2.64m x 2.29m)

UPVC double glazed window to the front. Radiator. Oak effect laminate flooring.

En Suite UPVC double glazed opaque window to the front. Shower enclosure with thermostatic mixer shower. Pedestal wash handbasin. WC. Radiator. Cherry laminate flooring.





GARDEN

Front Open plan and laid mainly to lawn with generous parking for up to 4 cars. Pathway to the side of the property with timber garden gate providing access to the rear garden.

GARDEN

Rear Garden A lovely family garden, one of the largest around and laid mainly to lawn with established trees, shrubs and flower beds. Paved patio. Stepping stones to rear boundary. Large timber garden shed with power and lighting. Additional paved area to the rear boundary. Water tap and courtesy lighting.

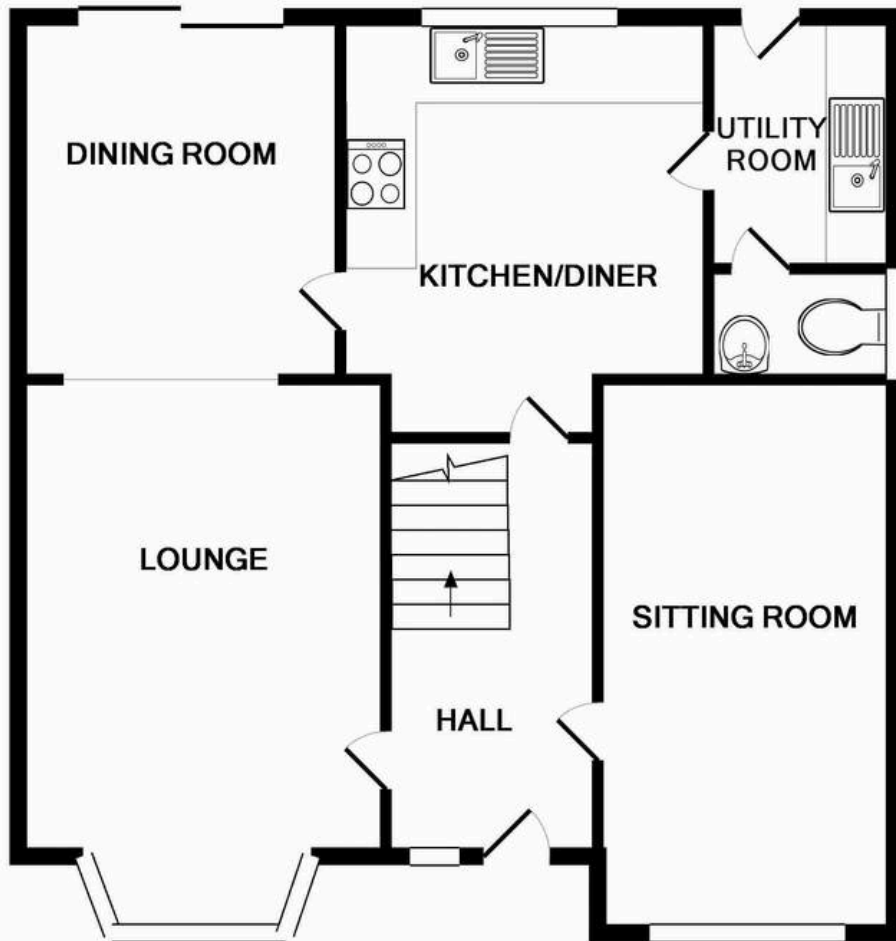
DRIVEWAY

4 Parking Spaces

Driveway providing off road parking for 4 cars.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2012



Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street – CF61 1XY

01446 792020

llantwitmajor@chris-davies.co.uk

www.chris-davies.co.uk/

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.