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herbert r thomas

53 Clos Ogney  
Llantwit Major, The Vale Of  
Glamorgan, CF61 2SN

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## 53 Clos Ogney

Asking price **£234,950**

A modern and stylish two-bedroom end terrace home with front and gardens, located in the highly popular Pentre Cwrt area with all the amenities of Llantwit Major close-by.

A modern-built stylish home

Accommodation comprises an entrance hall, fitted modern kitchen, sitting room, sun room, two bedrooms benefitting from built in storage and bathroom

Landscaped front and rear gardens

The property has an allocated parking bay and a shared visitor bay located to the front of the property

A short distance from Llantwit Major town centre, train station, shops and beach









Part glazed to uPVC front door with stained glass insert opening to ENTRANCE HALL, tile effect floor, fitted ceiling light, open arch to KITCHEN, timber effect floor continues, modern wall and base mounted units with composite worktop, inset sink, drainer with mixer tap and window to front over, 'Indesit' cooker, 'Neff' four ring gas hob, extractor over, slimline 'Lamona', dishwasher, plumbed provision for white goods and wall mounted 'Ideal' Combi boiler. Panel glazed door opening to SITTING

ROOM, fitted carpet, central ceiling light, oak and glass staircase rising to 1st floor and slide doors opening to SUNROOM, fully carpeted, pitched solid UPVC roof, a pair of wall mounted lights, high-level frosted windows to side, large windows and French doors opening to the landscaped rear garden.

First floor LANDING, fully carpeted, fitted ceiling light and additional attic hatch with ladder.

BEDROOM 1, fully carpeted, fitted ceiling light,

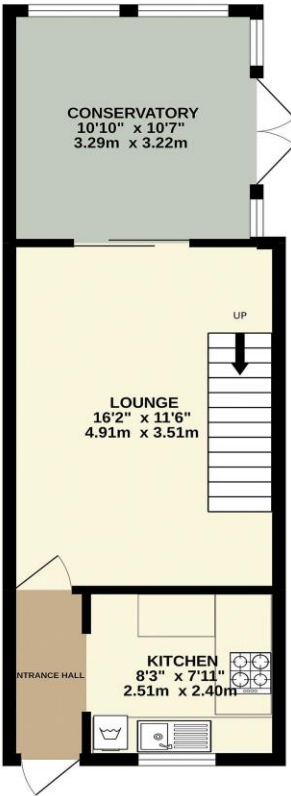
built-in double wardrobe with hanging rails, mirrored sliding doors and window with a views to the rear garden.

BEDROOM 2, fitted carpet, ceiling light, integrated double wardrobe with side doors and a UPVC window with views to the front elevation.

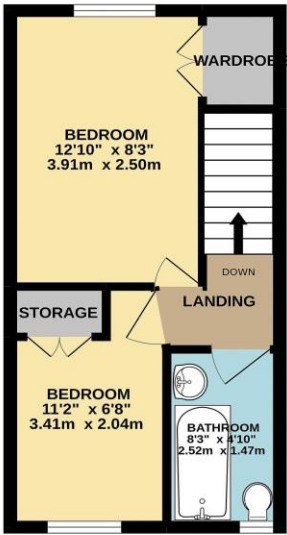
BATHROOM, a modern suite comprises a ceramic sink with vanity storage under and waterfall mixer tap over, panelled bath with mains fed shower above, WC to the side with frosted window to rear.

A landscaped frontage with shared path leads to the front door. The property has a dedicated parking space opposite. Side gated access opens to the fully enclosed rear garden that has been thoughtfully designed and is made up of a rainbow Indian sandstone patio and artificial grass lawn. Garden shed to remain.

GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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.  
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## Directions

From Cowbridge take the Llantwit Major Road South. At Nash crossroads turn left. continue on this road to the roundabout take the first exit left. At the next roundabout turn right onto Caer Worgan, then left into Clos Ogney. Follow this road through the development to the very end and number 53 will be the final property on the left-hand side as indicator by our 'For Sale' board.

## Tenure

Freehold

## Services

Mains water, drainage, gas and electricity  
Council Tax Band C  
EPC Rating C

Viewing strictly by  
appointment through  
Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



