



**hrt**  
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For Sale

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



# 51 Clos Ogney

Asking price **£239,950**

A modernised two bedroom mid-terraced home, tastefully styled with landscaped rear garden and private parking, located peacefully at the head of a select residential cul de sac on the periphery of Llantwit Major town centre.

Perfect first time/retirement buyers or buy-to-let investors

Recently refurbished modern two bedroom house

Walking distance to Llantwit Major Town Centre, Heritage Coastline, train station and all associated amenities

Landscaped open plan forecourt and enclosed rear garden with dedicated parking

Peacefully located at the head of a well-respected residential close

Viewing highly advised and being sold with no onward chain









A modernised two bedroom mid- terraced home, tastefully styled with landscaped rear garden and private parking, located peacefully at the head of a select residential cul de sac on the periphery of Llantwit Major town centre.

The recently refurbished property offers well presented, stylish accommodation throughout comprising: ENTRANCE HALL with timber style flooring extending into the KITCHEN, fitted with a new shaker

style run of units, complementing countertop, tiled surround with fitted oven, grill, hob, sink, washing machine to remain. The LOUNGE/DINING ROOM is a bright room, emphasised by the large glazed sliding doors out to the garden with newly fitted carpet and stairs rising to the first-floor accommodation.

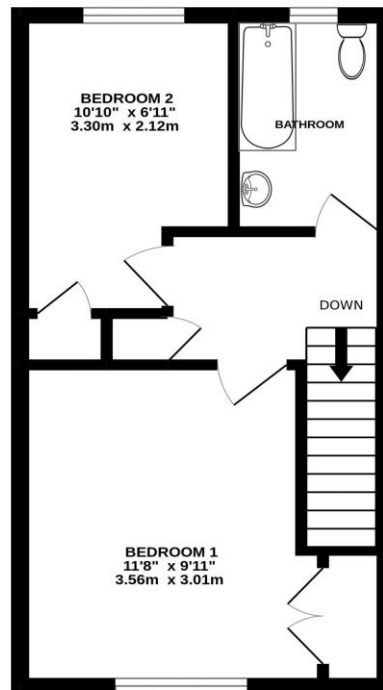
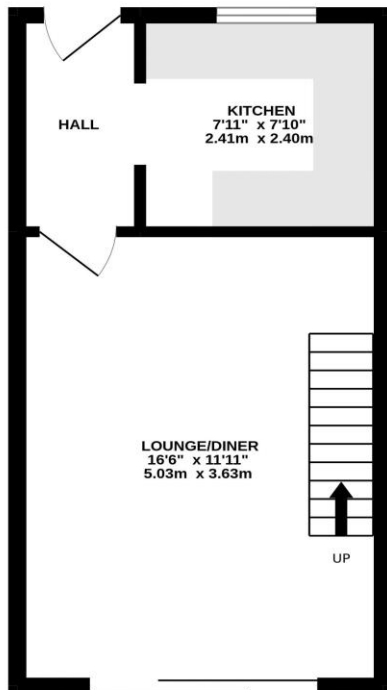
First-floor LANDING with loft inspection point and a built-in shelved linen cupboard. BEDROOM 1 is a frontward facing, generous sized double room with

built-in wardrobe cupboards. BEDROOM 2 is a balanced single bedroom with window to the rear, fitted carpet and useful built-in wardrobe. The FAMILY BATHROOM recently fitted with a double walk in rainfall shower, white WC and matching sink with vanity under, backlit mirror over with accents of tiling and window to the rear.

Outside to the front, is an open plan forecourt garden laid with ornate gravel with a shaped Japanese privet tree. The property has one allocated parking space and one shared visitor bay located directly opposite the house. A rear landscaped garden with laid flagstone patio extends to a shaped lawned and garden with established shrubbery and plants. To the rear is a plastic timber effect garden shed with gravel area.

GROUND FLOOR  
290 sq.ft. (26.9 sq.m.) approx.

1ST FLOOR  
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA : 580 sq.ft. (53.9 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 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.  
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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. Turn right onto Caer Worgan, then left into Clos Ogney. Follow this road through the development to the very end with number 51 will be found on the left-hand side, indicated by our for sale board.

What3words: reactions.handover.gallons

## Tenure

Freehold

## Services

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

Score	Energy rating	Current	Potential
92+	A		92   A
81-91	B		
69-80	C	76   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing strictly by  
appointment through  
Herbert R Thomas

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