





13 Clos Ogney

Llantwit Major, Llantwit Major

Chris Davies Estate Agents are delighted to present this charming three-bedroom detached house located in Clos Ogney in the charming area of Llantwit Major. This property boasts a perfect blend of modern living making it an ideal home. As you enter, greeted by entrance hallway providing access to staircase, Lounge & Kitchen. The Kitchen a bright room with access to utility room and dining room Two double bedrooms are generously sized plus a single bedroom. Master bedroom with en suite Shower Room. A recently installed Wet Room Family Bathroom. Parking never a concern here, property offers off-street parking two to three vehicles, along with spacious Garage. Situated within the desirable Llantwit Major catchment area, this home is perfect for families seeking quality education for their children. The location further enhanced by its close proximity to the centre of Llantwit Major and its 'in the village' atmosphere, where you can enjoy a variety of Shops, Restaurants one a Michelin, Library, Surgeries, Dentists, Cafes, Pubs, Post Office & 2 Supermarkets. Train Station is within walking distance providing excellent transport links for commuters. Council Tax band: E Tenure: Freehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating:





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Llantwit Major, Llantwit Major

- DETACHED FAMILY HOME.
- SPACIOUS ACCOMMODATION.
- 3 BEDROOMS. CLOAKROOM/WC.
- DRIVEWAY FOR 2 OR 3 CARS.
- GARAGE. NO FORWARD CHAIN.
- UTILITY ROOM. CONSERVATORY.
- MATURE SUNNY GARDEN.
- POPULAR LOCATION. EPC D63.
- EN-SUITE TO MASTER BEDROOM.





KEY FEATURES INCLUDE;

Key features: No Forward Chain • Detached House • Two Double Bedrooms One Single Bedroom. • Off Street Parking for 2/3 cars plus Garage • Ground Floor W/C • Kitchen overlooking rear garden adjacent Utility Room • Bright and spacious Conservatory • Attention to Detail • Beautiful Rear Secluded South Facing Garden and Terrace • Location walking distance to Llantwit Major Village and the Train Station

GROUND FLOOR

Accommodation Comprises

Via Glazed Window entrance door into:

Entrance Hallway

Fitted carpet, Hive Heating Thermostat also be controlled by App, ceiling light, stairs to 1st floor accommodation, built in under stairs storage cupboard access to Lounge, WC and Kitchen rooms, single radiator.

Cloakroom/WC

2' 8" x 5' 8" (0.81m x 1.73m)

UPVC opaque window to front. Low level WC. Wash hand basin. Radiator. Ceramic floor tiles.

Sitting Room

10' 11" x 15' 0" (3.33m x 4.57m)

Spacious room fitted carpet, double glazed window to front aspect with radiator beneath Sanderson Electric Blind, further double radiator, ceiling light plus attractive modern wall lights, feature fireplace with built in lights, gas fire not tested. Access to:

Dining Room

8' 7" x 9' 8" (2.62m x 2.95m)

Fitted carpet single ceiling plus wall lights. Door into Kitchen, Fully glazed Casement Doors into delightful Conservatory.





Conservatory

11' 0" x 9' 0" (3.35m x 2.74m)

Conservatory with Sanderson Electric fitted blinds to all windows, fitted ceiling light and fan overlooking rear garden.

Kitchen

11' 3" x 11' 5" (3.43m x 3.48m)

Attractive vinyl floor covering, stainless steel sink/drain, double glazed window above overlooks rear garden. The bespoke kitchen is fitted includes cabinetry, ample work surfaces, wall storage cupboards with down lighting beneath plus under cupboards housing for a refrigerator & dishwasher. Built in Neff double oven plus Neff combination Microwave/Oven, Induction Hob with Extractor Fan above. Tiled splash back above worktops door leading into Utility room.

Utility

4' 11" x 8' 0" (1.50m x 2.44m)

Sink drainer with Mixer tap, Worcester Bosch Boiler installed 2017 with service record, plumbing & power for Washing machine.

FIRST FLOOR

Landing

Fitted Carpet, double glazed window, ceiling light, built in airing cupboard. Loft access (standing height). Doors to:

Bedroom 1

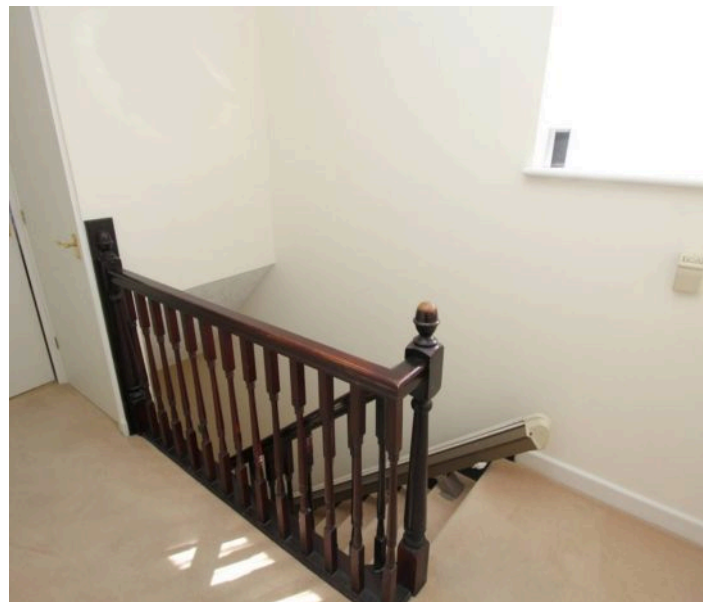
11' 2" x 8' 10" (3.40m x 2.69m)

Fitted carpet ceiling light with Fan, built in large wardrobe, double glazed window with Sanderson Electric Blind overlooking rear garden, radiator, door into en-suite.

En-Suite

5' 3" x 6' 5" (1.60m x 1.96m)

Tiled Rainfall shower plus Hand shower, hand basin & WC.





Bedroom 2

9' 1" x 9' 5" (2.77m x 2.87m)

Fitted carpet double glazed window to front aspect with roller blind, radiator beneath, ceiling light with Fan, built in wardrobe/cupboard

Bedroom 3

6' 10" x 8' 5" (2.08m x 2.57m)

Fitted carpet double glazed window to front aspect with roller blind, radiator beneath, ceiling light.

Family Shower Room

6' 0" x 5' 5" (1.83m x 1.65m)

Recently installed; Tiled flooring, Fully tiled walls double glazed window to rear aspect, wash hand basin with storage draw beneath, WC, walk in tiled wet room shower cubicle with Rainfall plus Hand shower fitted seat closes to wall, Heated towel rail.





GARDEN

Delightfully Secluded. External water tap, recently tiled terraced patio & footpaths, laid to lawn, mature shrubs and tree borders, side access to the front of the property.

GARAGE

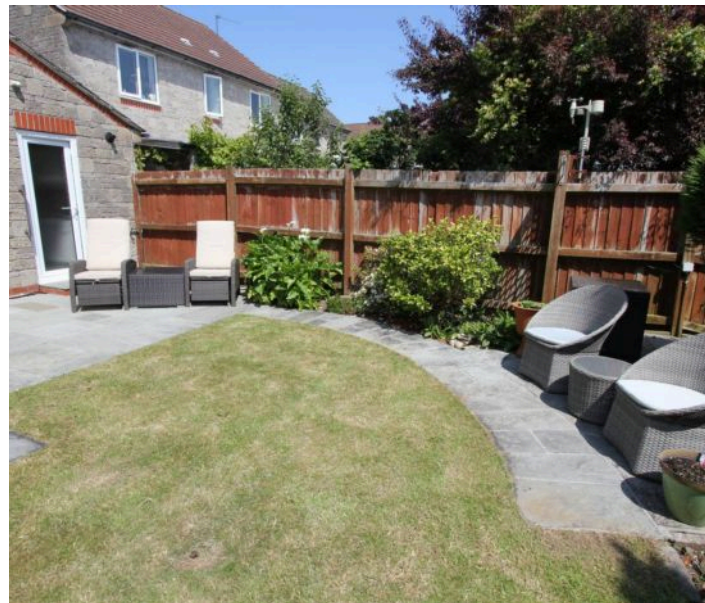
Single Garage

17'11 x 8' 4. Electric door to the front, water tap, power and lighting.

DRIVEWAY

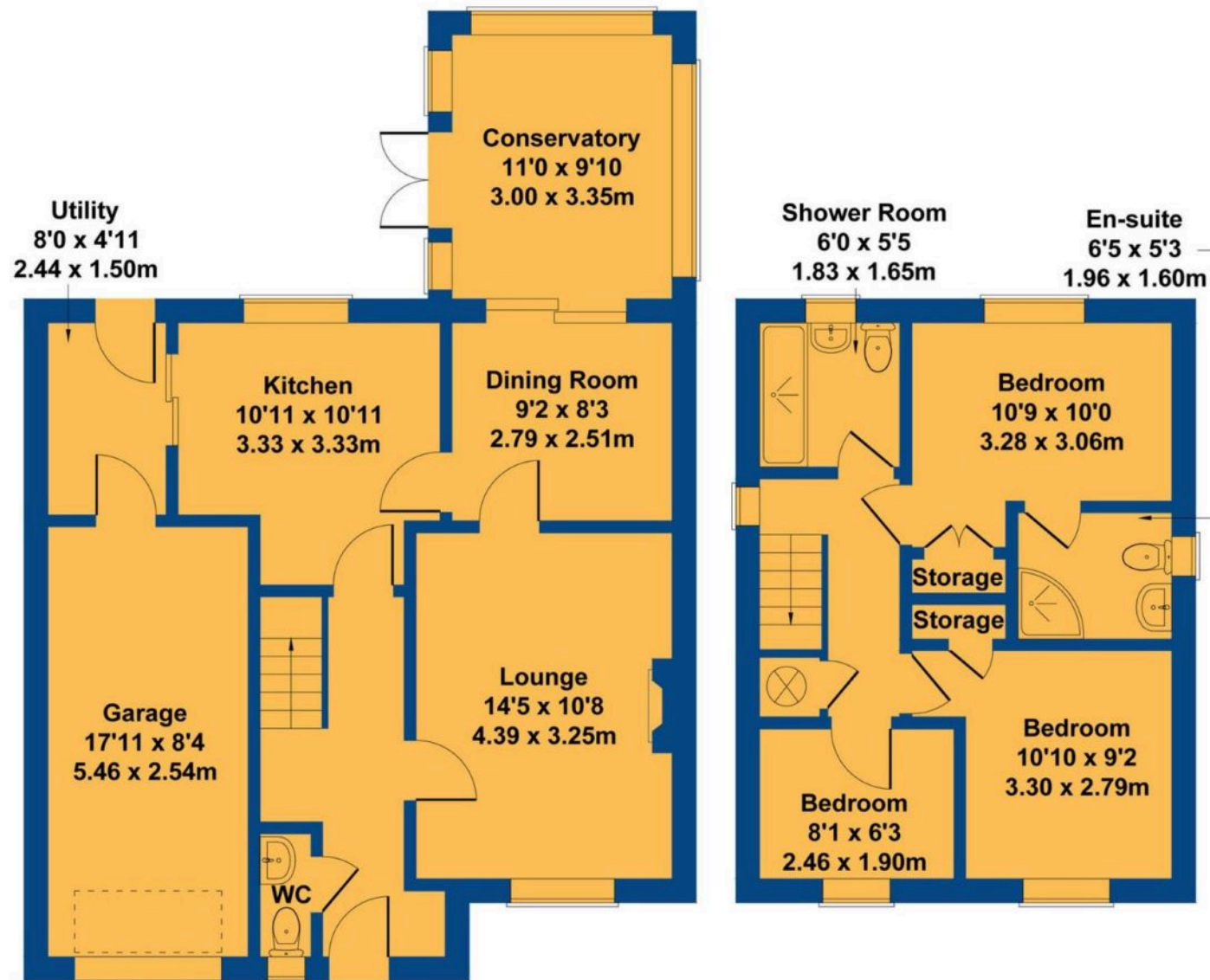
2 Parking Spaces

Resin laid driveway with parking for two to three cars access to spacious garage, access side of the property to the rear garden.



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Approximate Gross Internal Area
1164 sq ft - 108 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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