



## 39 Clos Ogney, Llantwit Major

£400,000 Freehold

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.





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: D





## 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" (3.02m x 2.16m)

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 (Recently replaced kitchen) comprising eye level units and kitchen with drawers and work surfaces over with ceramic surrounds. Fitted dishwasher. Inset sink with radiator. Space for an upright fridge/freezer. Breakfast table and chairs. Ceramic floor tiles. Fitted oven with gas hob and extractor. Door to utility





**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**

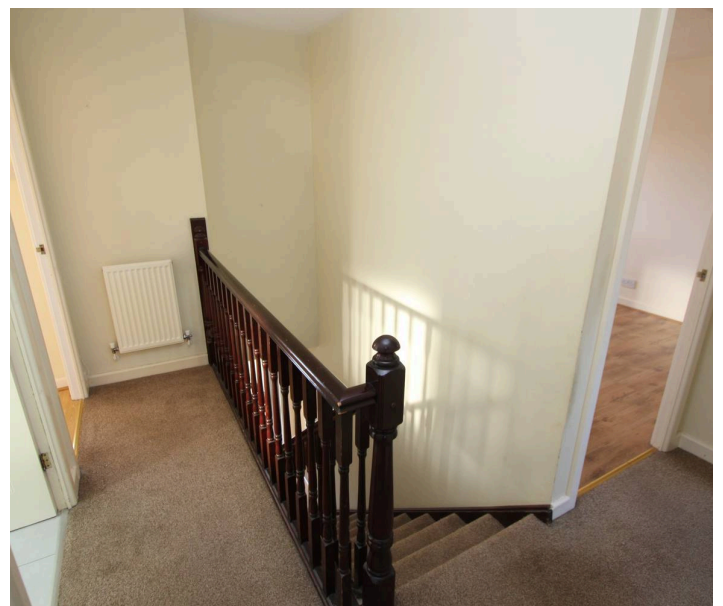
UPVC double glazed opaque window to the side. Panel bath with ceramic tile surround, telephone style mixer shower taps and glazed shower screen. WC. Pedestal wash hand basin. Radiator. Ceramic tile effect laminate flooring.

**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.


  
 B1 (3.79m x 2.41m)
   
 UI glazed window to the rear. Radiator. Built in wardrobe.





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