



63 Clos Ogney
Llantwit Major, Vale of Glamorgan, CF61 2SN

Watts
& Morgan



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£210,000 Freehold

2 Bedrooms | 1 Bathrooms | 1 Reception Rooms

An immaculately presented two bedroom mid-link house, ideally positioned in the heart of the historic coastal town of Llantwit Major. The property is an excellent opportunity for a first-time buyer, offering modern and well-maintained accommodation including a recently fitted Shaker-style kitchen, comfortable living room with sliding doors opening onto the garden, two bedrooms and a recently fitted family bathroom. Outside, the attractive rear garden features a patio, lawn, mature flower beds, additional rear patio and large shed. Llantwit Major offers an excellent range of amenities including supermarkets, independent shops, cafés, restaurants, public houses, health centre, leisure centre and well-regarded schools. The town is also positioned on the spectacular Glamorgan Heritage Coast and benefits from excellent transport links, with Llantwit Major railway station providing direct services to Cardiff and Bridgend. Cardiff Airport is approximately five miles away, while Cardiff and the M4 are also within convenient driving distance. A superb first home in a popular coastal town.

Directions

Llantwit Major Town Centre – 0.3 mile

Cardiff City Centre – 18.8 miles

M4 J35 Pencoed – 9 miles

Your local office: Cowbridge

T: 01446 773500

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Summary of Accommodation

About The Property

An immaculately presented two bedroom mid-link house, ideally situated in the heart of the historic and sought-after coastal town of Llantwit Major. Offering well-proportioned accommodation, a recently fitted kitchen and bathroom, and attractive low-maintenance gardens, this property would make an excellent first home or investment opportunity.

Upon entering, you are welcomed into a neat and well-presented hallway, providing access to the principal living accommodation and stairs rising to the first floor.

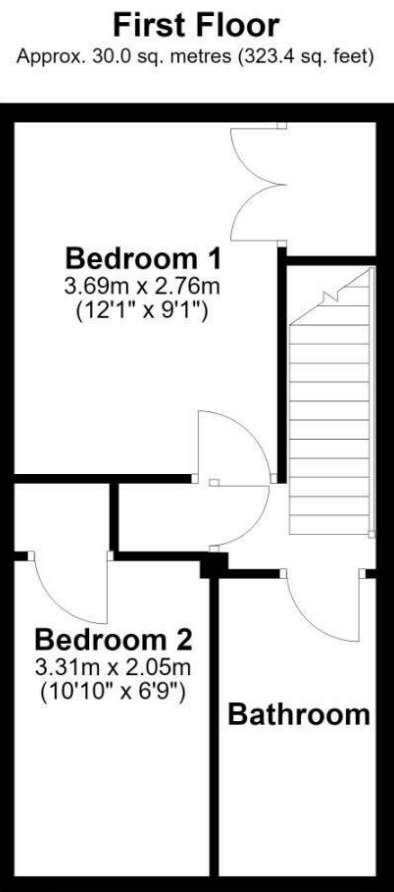
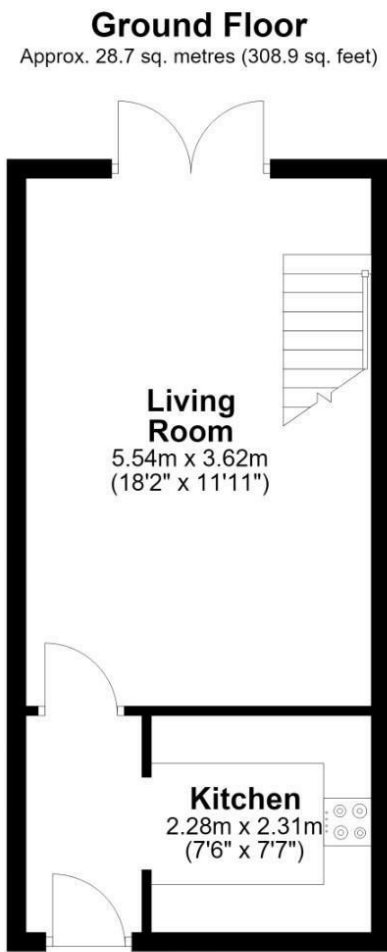
To the right is the recently fitted kitchen, featuring an attractive range of white Shaker-style cabinetry, complemented by wood-effect worktops. The kitchen is well equipped with an integrated fridge freezer, integrated single oven, separate microwave and electric hob. LVT flooring continues throughout the ground floor, creating a practical and contemporary finish.

The living room is a comfortable and inviting space with sliding doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor living areas.

To the first floor are two bedrooms, comprising a good-sized principal bedroom and a smaller second bedroom, ideal as a child's bedroom, home office or dressing room.

Completing the accommodation is the recently fitted family bathroom, which is finished with a modern three-piece suite comprising bath with over-bath shower, WC and wash hand basin.





Total area: approx. 58.8 sq. metres (632.4 sq. feet)

Garden & Grounds

To the rear of the property is a particularly pleasant and well-maintained garden, offering a lovely combination of entertaining and lawned areas.

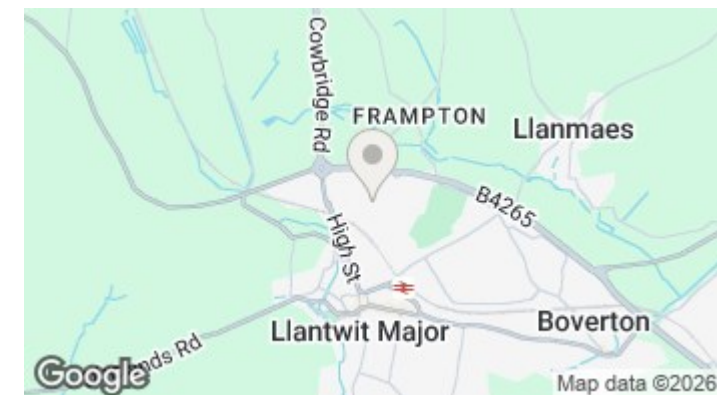
A paved patio is located immediately outside the living room and is accessed via the sliding doors, providing an ideal space for outdoor dining and entertaining. Steps lead through to a lawned area bordered by mature flower beds, creating an attractive and established setting.

To the rear of the garden is a further patio area, providing an additional seating or entertaining space. A large garden shed is also included, offering useful storage.

The garden is both attractive and practical, making it a great space for relaxing, entertaining or enjoying the warmer months.

Additional Information

All Mains Connected. Council Tax Band C. Allocated Parking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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