

6 Eurgan Close, Llantwit Major  
£325,000



## 6 Eurgan Close

Llantwit Major, Llantwit Major

POPULAR MATURE LOCATION with this well presented semi detached family home with attic room and conservatory, within easy reach of the Heritage Coastline, local beach and within walking distance of the local shops and town centre of Llantwit Major. Briefly the property comprises entrance hallway, sitting room, kitchen/diner, cloakroom/wc and conservatory to the ground floor. To the first floor there are three bedrooms and a family bathroom. There is a further fourth bedroom/attic bedroom to the second floor. Outside there are front and rear (south facing) gardens with a DRIVEWAY leading to the GARAGE. The property benefits from gas central heating and UPVC windows and doors, with French doors to the rear. Eurgan Close is a SOUGHT AFTER QUIET CUL DE SAC in the south part of Llantwit Major, making the property an ideal family home and comes with no forward chain. Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: E

- SEMI DETACHED HOME.
- 4 BEDROOMS. EPC D58.
- GARAGE. DRIVEWAY.
- CONSERVATORY.
- CLOAKROOM/WC.
- NO FORWARD CHAIN.
- WELL PRESENTED.
- SOUGHT AFTER LOCATION.



## GROUND FLOOR

### Entrance Hallway

Stairs to first floor. Doors to kitchen/diner and sitting room. Front entrance door.

### Sitting Room

10' 9" x 13' 2" (3.28m x 4.01m)

UPVC window to front. Radiator. Door to kitchen/diner.

### Kitchen/Diner

17' 0" x 11' 2" (5.18m x 3.40m)

Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Space for white goods. Doors to cloakroom/WC and conservatory. Radiator. UPVC window. Stainless Steel Single Drainer Sink Unit with mixer tap. Wood effect flooring. Induction hob. Eye level oven and grill.

### Conservatory

12' 3" x 9' 4" (3.73m x 2.84m)

French doors to rear.

### Cloakroom/WC

Low level WC.





## FIRST FLOOR

### Bedroom 1

10' 8" x 9' 1" (3.25m x 2.77m)

Built in wardrobes. UPVC window. Radiator.

### Bedroom 2

13' 6" x 10' 5" (4.11m x 3.18m)

Airing cupboard. UPVC window. Radiator.

### Bedroom 3

6' 2" x 6' 7" (1.88m x 2.01m)

UPVC window. Radiator.

### Family Bathroom

UPVC window to rear. Panelled bath with electric mixer shower over. Low level WC. Vertical radiator. Vinyl floor covering. Wash hand basin with mixer tap.

## SECOND FLOOR

### Attic Room/Bedroom 4

13' 0" x 10' 0" (3.96m x 3.05m)

Pedestal wash hand basin. Veluxes. Radiator.





### **GARDEN**

Front - Open plan garden laid to lawn. Rear Garden - Southerly sunny garden, enclosed and laid to lawn.

### **GARAGE**

Single Garage

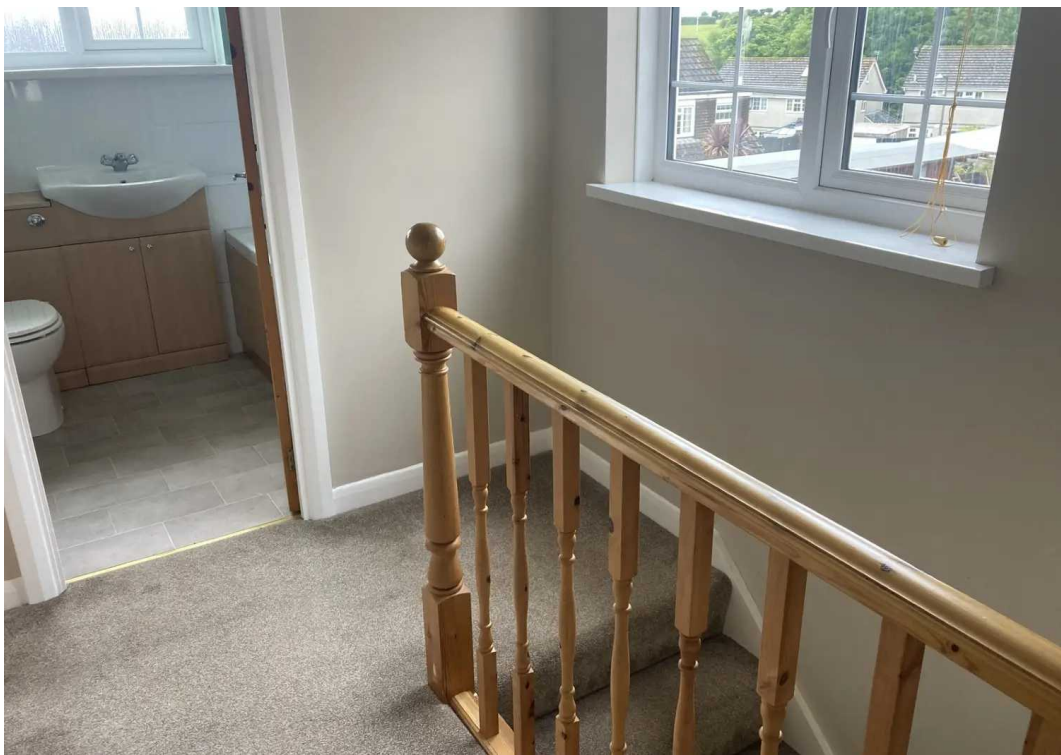
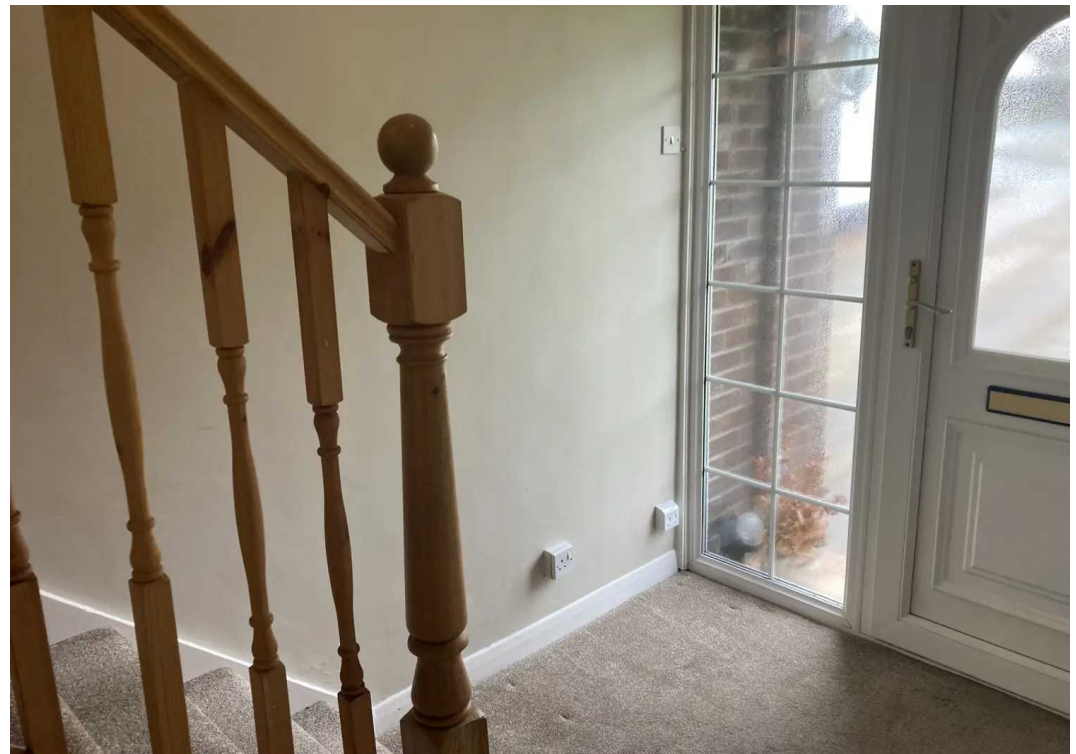
Detached garage with up and over door.

### **DRIVEWAY**

2 Parking Spaces

Driveway providing ample off road parking.





# 6 Eurgan Close

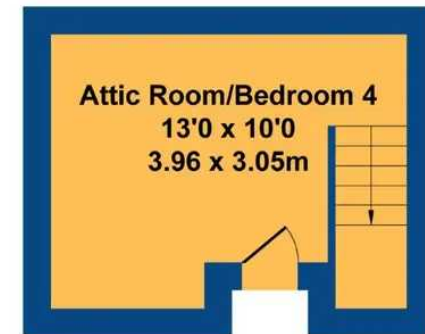
Approximate Gross Internal Area  
1119 sq ft - 104 sq m



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
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