





## 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.

## 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

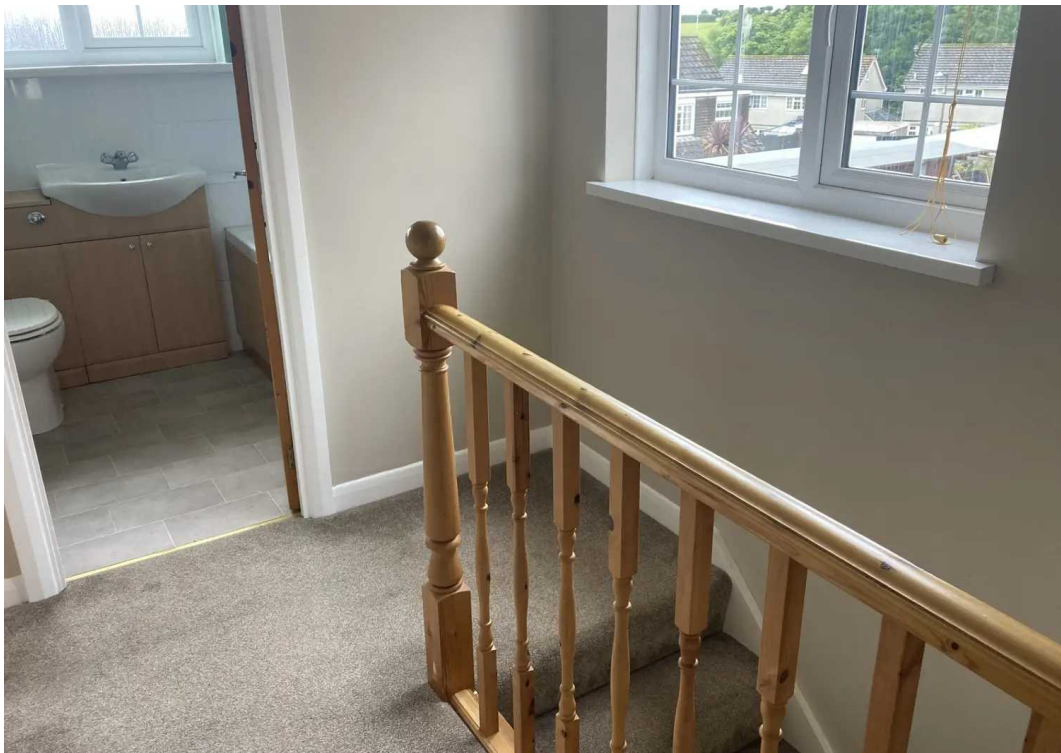
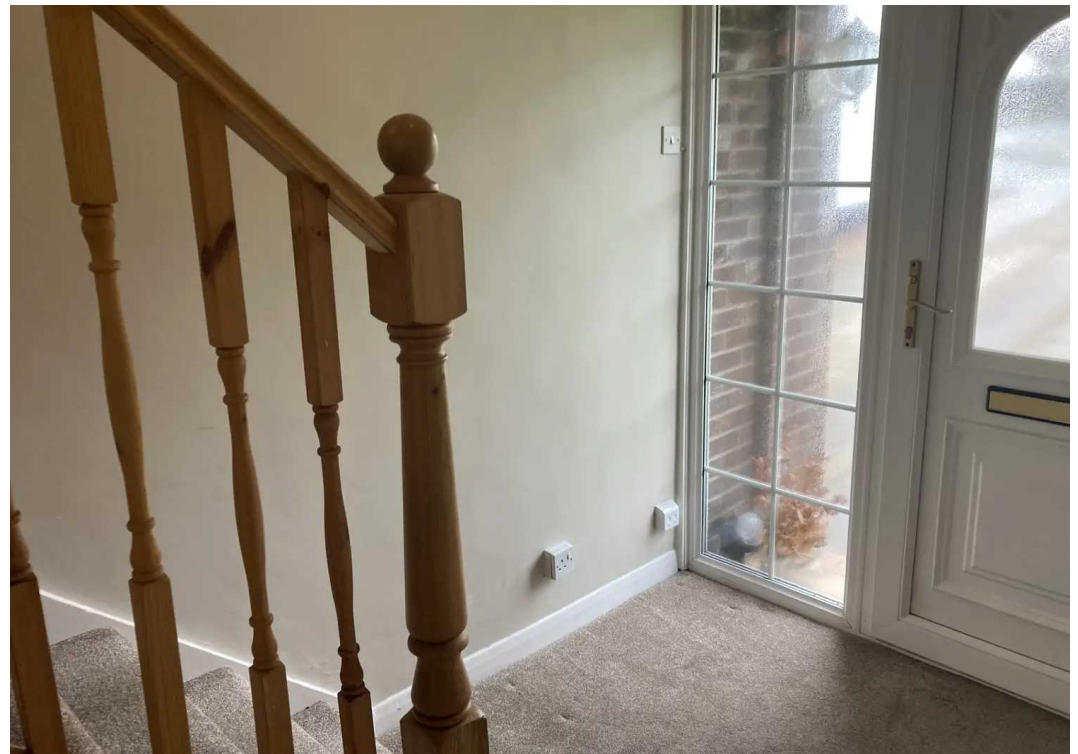
Detached garage with up and over door.

### **DRIVEWAY**

2 Parking Spaces

Driveway providing ample off road parking.









## Chris Davies Estate Agents

Chris Davies Estate Agent, Heritage House East Street - CF61 1XY

01446 792020

[llantwitmajor@chris-davies.co.uk](mailto:llantwitmajor@chris-davies.co.uk)

[www.chris-davies.co.uk/](http://www.chris-davies.co.uk/)

HELPFUL INFORMATION whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.