





## 11 Eurgan Close

Llantwit Major, Llantwit Major

POPULAR MATURE LOCATION with this semi detached family home, within easy reach of the Heritage Coastline and its beaches, and within walking distance of the local shops, schools and town centre of Llantwit Major. Briefly the property comprises entrance hallway, sitting room, and kitchen/diner to the ground floor. To the first floor there are three bedrooms and a family bathroom. Outside there are front and rear gardens with a DRIVEWAY for two cars. The property benefits from gas central heating with a combination boiler, and UPVC windows and doors. 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 and potential to extend subject to the usual consents.

Council Tax band: D Tenure: Freehold EPC Energy Efficiency Rating: D EPC Environmental Impact Rating: D

- SEMI DETACHED HOME.
- NO FORWARD CHAIN.
- POTENTIAL TO IMPROVE & EXTEND.
- 3 BEDROOMS.
- KITCHEN/DINER.
- DRIVEWAY FOR 2 CARS.
- UPVC. GCH COMBI.
- QUIET CUL DE SAC POSITION.
- EPC D68.



## GROUND FLOOR

### Entrance Hallway

Radiator. Double doors to sitting room. UPVC glazed front entrance door. Stairs to first floor.

### Sitting Room

12' 5" x 13' 7" (3.78m x 4.14m)

Under stairs cupboard. UPVC window to front. Opening to kitchen/diner. Radiator. Wood effect flooring.

### Kitchen/Diner

10' 6" x 15' 9" (3.20m x 4.80m)

Radiator. Wood effect flooring. UPVC windows to rear and side. UPVC opaque glazed door to rear. Fully fitted kitchen comprising eye level units base units and work surfaces over. Space for white goods. Inset stainless steel sink with mixer tap. Inset gas hob with oven. Wall mounted Baxi gas combination boiler providing the central heating and hot water.





## FIRST FLOOR

### Landing

UPVC window to side. Doors to bedrooms and family bathroom.

### Family Bathroom

6' 2" x 6' 3" (1.88m x 1.91m)

UPVC opaque window to rear. Panelled bath with electric shower over. Partially tiled walls. Vinyl floor covering. Radiator. Low level WC. Pedestal wash hand basin.

### Bedroom 1

13' 3" x 8' 8" (4.04m x 2.64m)

UPVC window to front. Radiator. Built in wardrobe.

### Bedroom 2

9' 1" x 9' 4" (2.77m x 2.84m)

UPVC window to rear. Radiator. Linen cupboard.

### Bedroom 3

10' 3" x 6' 8" (3.12m x 2.03m)

UPVC window to front. Radiator. Over stairs cupboard.





## GARDEN

Front - low maintenance garden with hedging. Rear Garden - enclosed and laid to lawn with gate to side.

## DRIVEWAY

2 Parking Spaces

Driveway providing off road parking for at least two cars.



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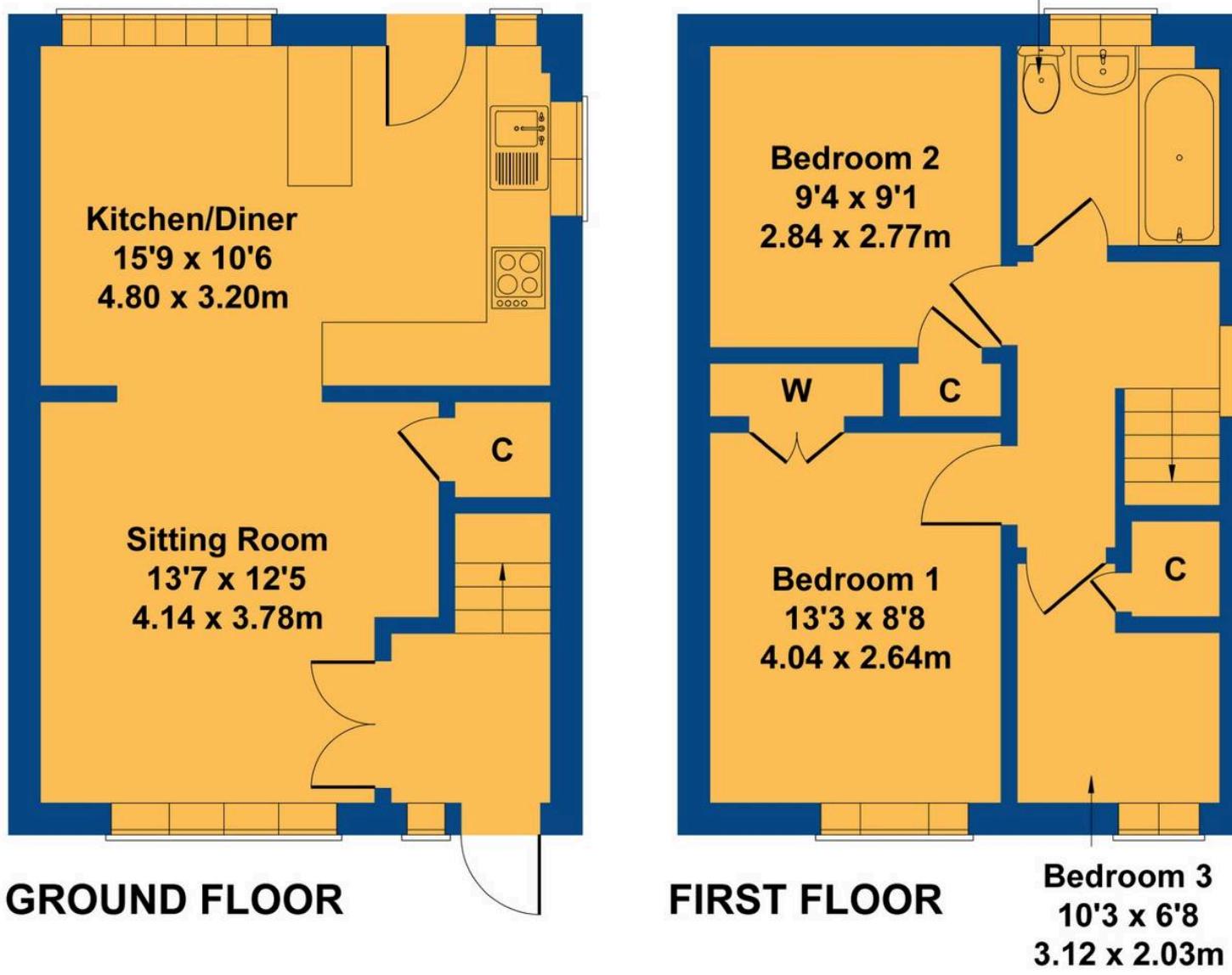
Approximate Gross Internal Area

732 sq ft - 68 sq m

Family Bathroom

6'3 x 6'2

1.91 x 1.88m



Not to Scale. Produced by The Plan Portal 2025  
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## Chris Davies Estate Agents

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