





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

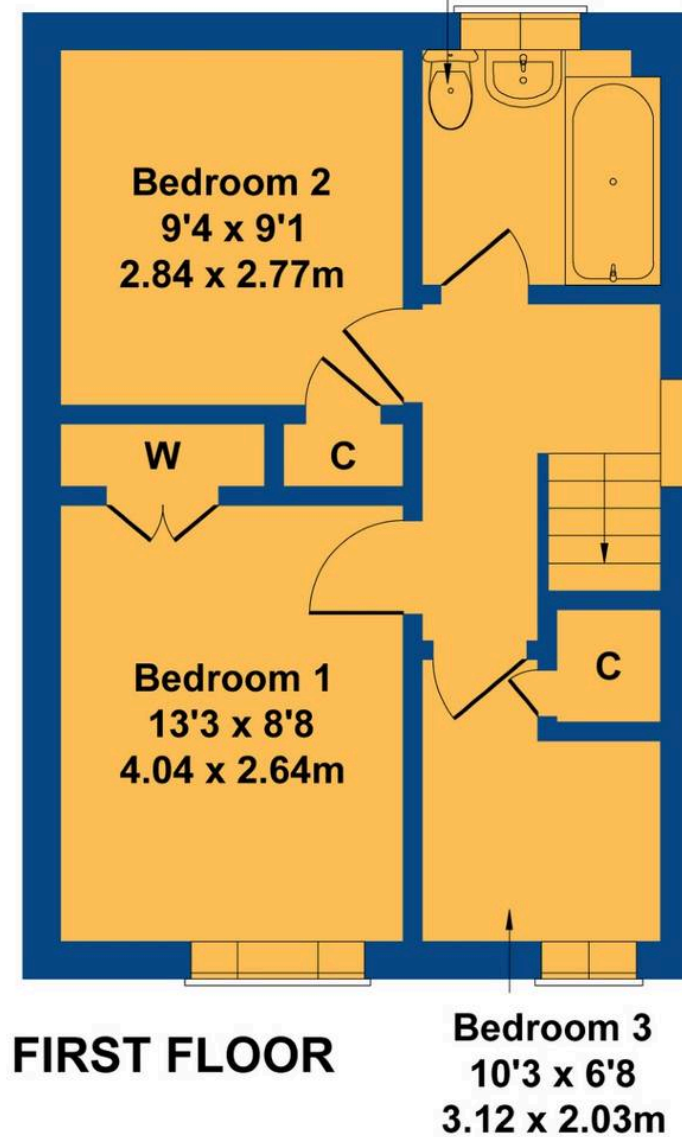
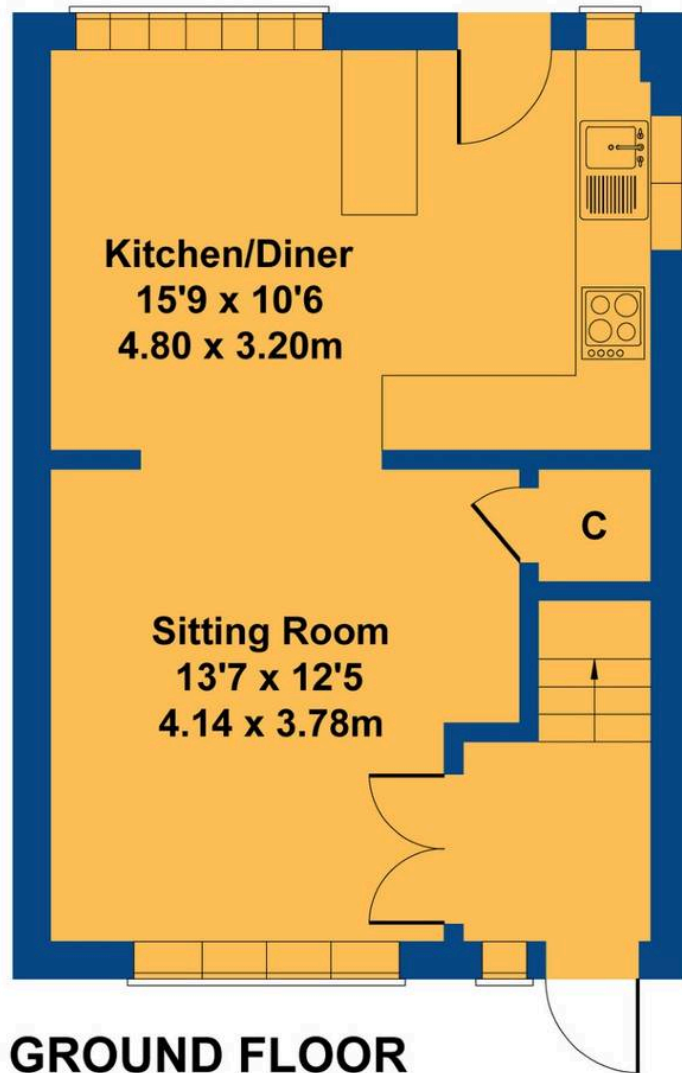
Driveway providing off road parking for at least two cars.



11 Eurgan Close

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
For Illustrative Purposes Only.



Chris Davies Estate Agents

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

01446 792020

llantwitmajor@chris-davies.co.uk

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.