



6 Eurgan Close, Llantwit Major,
Vale Of Glamorgan, CF61 1QY

Watts
& Morgan



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Vale Of Glamorgan, CF61 1QY

Guide Price £299,950 Freehold

4 Bedrooms | 1 Bathroom | 2 Reception Rooms

Nestled in the charming town of Llantwit Major in the picturesque Vale of Glamorgan, this immaculate semi-detached property has been extended to offer spacious family living. Boasting 1,183 sq ft of living space to include; four bedrooms including an attic bedroom, lounge opening into the large kitchen/diner and a conservatory plus ground floor cloakroom and family bathroom. Externally providing a detached garage with private driveway parking, and mature lawned south-facing garden. Situated within walking distance to both the town centre and the beach, along with Llantwit Major School.

No ongoing chain. EPC Rating; E.



Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

Your local office: Cowbridge

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Summary of Accommodation

ABOUT THE PROPERTY

A sizeable family home offering no ongoing chain, within a highly sought after cul-de-sac in Llantwit Major. Within a short stroll to the town centre, schooling and Seaview Park; and a little further to the beach.

The hallway offers a neutrally decorated entrance with a carpeted staircase leading to the first floor with useful understairs storage cupboard.

The lounge has a front-facing broad window overlooking the cul-de-sac and a central feature fireplace. Double doors from here open into the kitchen/dining room. This open plan family room has been fitted with a modern range of shaker-style wall and base units with complementary work surfaces. Integral appliances to remain to include; induction hob, eye-level touch-screen oven with separate grill, plus ample space for a freestanding dishwasher and tall fridge/freezer. French doors open into the good sized conservatory which is of uPVC construction with access to the rear garden. Also from the kitchen, there is a utility/WC.

To the first floor, there are two generous double rooms - the rear facing room with fitted wardrobes - and a third bedroom/home office. A carpeted staircase leads to the attic bedroom which is filled with natural light from the Velux windows, with many eaves storage cupboard.



GARDENS AND GROUNDS

6 Eurgan Close is approached from the small cul-de-sac onto a private driveway providing parking for two/three vehicles. A large gate opens to the detached single garage with manual up-and-over door, full power supply and pedestrian door to the rear.

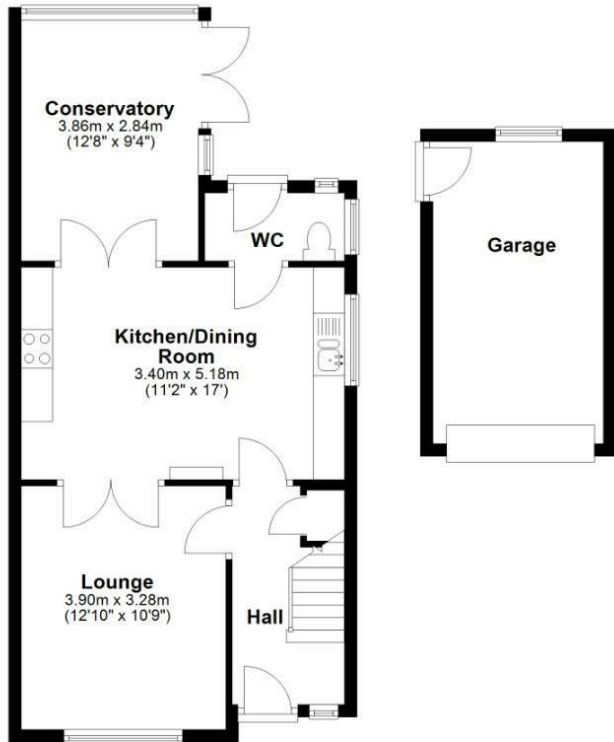
The mature, south-facing garden is predominately laid to lawn with shingle borders and central footpath leading to the bottom of the garden with space for a storage shed.

ADDITIONAL INFORMATION

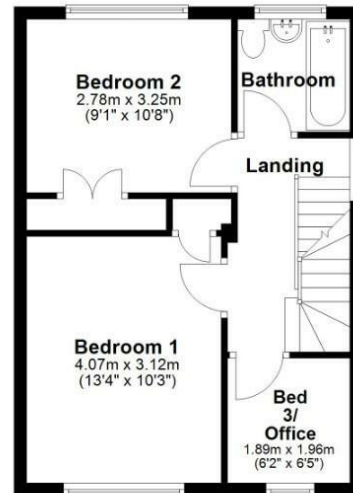
Freehold. All mains services connected. Gas-fired central heating. Council tax band D.



Ground Floor
Approx. 51.5 sq. metres (554.4 sq. feet)



First Floor
Approx. 38.7 sq. metres (416.7 sq. feet)



Second Floor
Approx. 19.7 sq. metres (212.4 sq. feet)

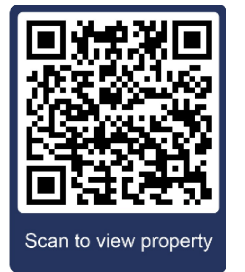


Total area: approx. 109.9 sq. metres (1183.5 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Scan to view property

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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