



2 Eurgan Close  
Llantwit Major, Vale of Glamorgan, CF61 1QY

Watts  
& Morgan







## 2 Eurgan Close

Llantwit Major, Vale of Glamorgan, CF61 1QY

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**Guide price: £289,950 Freehold**

3 Bedrooms | 1 Bathrooms | 2 Reception Rooms

A three bedroom, semi-detached property within walking distance of Llantwit Major beach and town centre. Occupying a corner position in this highly-regarded development. Accommodation to include; entrance hallway, lounge and open plan kitchen-dining room with French doors leading to rear garden. First floor with three bedrooms and a 3-piece family bathroom. The landscaped south-facing rear garden has a lawn with raised deck and a superb, detached garden cabin with separate home office. Also, driveway parking for two vehicles and a single garage.

EPC Rating; TBC.

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### Directions

Cowbridge Town Centre – 0.0 miles

Cardiff City Centre – 0.0 miles

M4 Motorway – 0.0 miles

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## Summary of Accommodation

### About the property

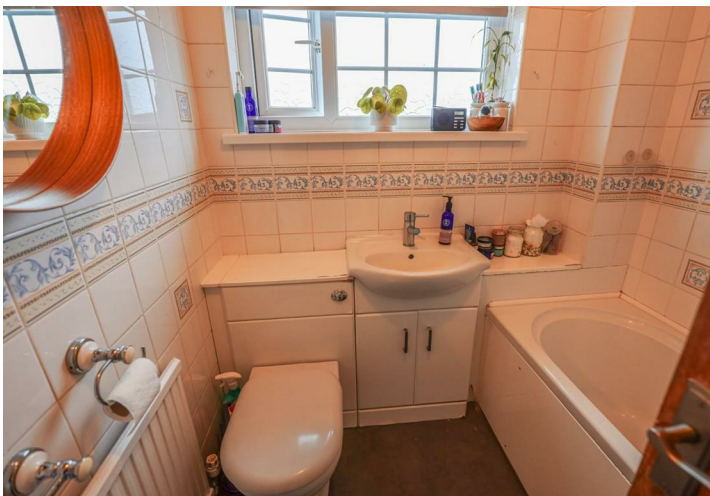
2 Eurgan Close benefits from a corner plot, in a highly-regarded cul-de-sac in Llantwit Major. Within walking distance to Seaview Park field, Llantwit beach and the town centre with its train station and schooling.

The entrance hallway has a staircase leading to the first floor with useful understairs cupboard, and two the living accommodation.

The generous lounge is positioned to the front of the property and double doors open into the kitchen/dining room, offering open-plan living ideal for family life and entertaining. The kitchen has been fitted with a range of beech wall and base units with complementary work surfaces and space for freestanding appliances. The wall mounted gas boiler is located here. This light-filled family space offers French doors leading to the rear garden, and directly onto the south-facing raised deck.

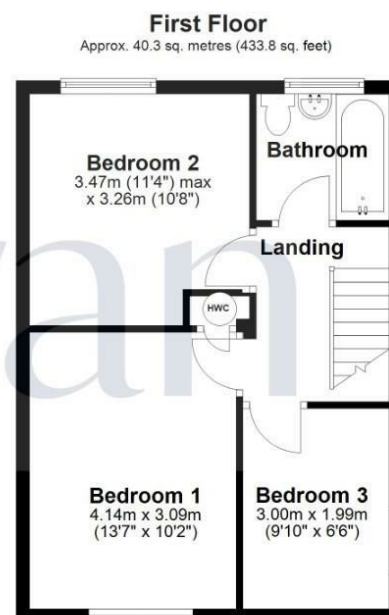
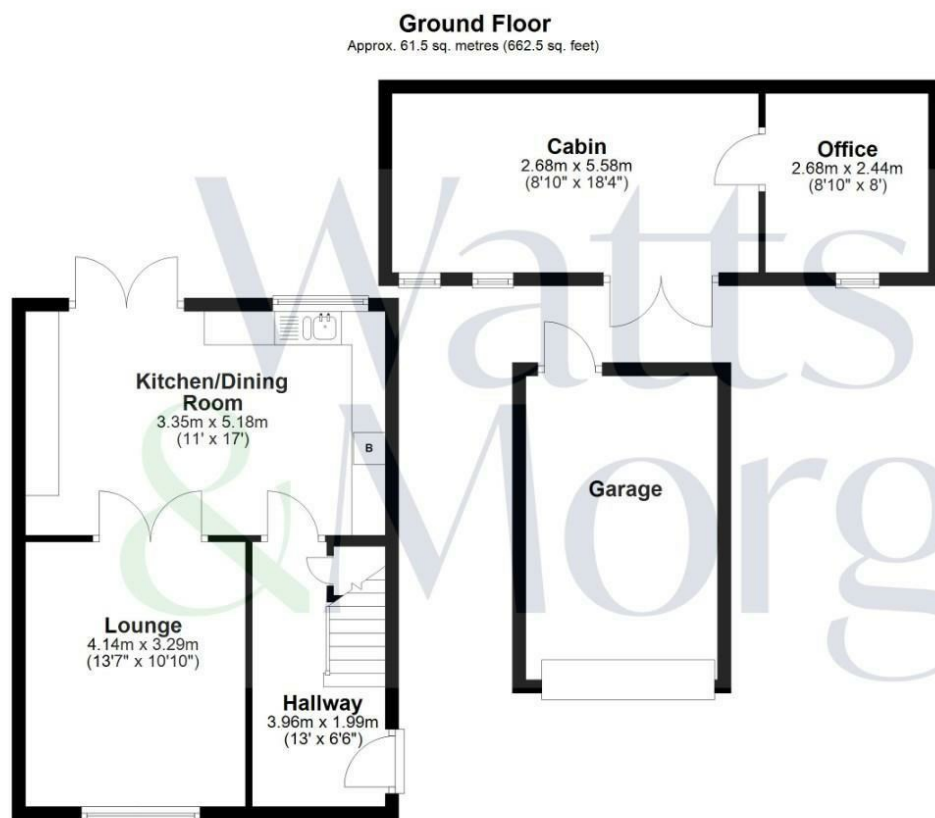
To the first floor, there are three bedrooms and a 3-piece family bathroom. The landing has a loft hatch giving access to the loft space.

The largest bedroom is a good sized double room with a fitted airing cupboard housing the hot water tank.



### Additional information

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



Total area: approx. 101.9 sq. metres (1096.3 sq. feet)

## Garden & Grounds

2 Eurgan Close is positioned on the corner of this popular and highly-regarded development, offer a good size plot with single garage. The garage has full power supply, a manual up and over door and a pedestrian door leading directly to the rear garden. There is an outbuilding, also with power supply, which has plumbing for an appliance.

The landscaped garden enjoys a good-sized raised deck, whilst the rest of the garden is laid to lawn. To the bottom of the garden is a quality, bespoke cabin with full power supply and freestanding log burning stove to remain (to be fitted). This cosy, additional reception room is ideal for use as a garden room / hobbies space and is a great benefit to this property. There is also an adjoining home office.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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