



18 Byron Court, Llantwit Major, South Glamorgan, CF61 1AW

£125,000



1 Pound Field, Llantwit Major, Vale Of Glamorgan, CF61 1DL

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TWO BEDROOM FIRST FLOOR RETIREMENT FLAT. The property comprises of an entrance hallway, lounge, kitchen, bathroom and two bedrooms. The property benefits from gas central heating with a combination boiler and has Upvc double glazed windows and rear door. Byron Court has availability of a twin en-suite guest room. There is a service charge of approx £204.14 per month with details at the end of this brochure. The property is leasehold on a long term lease from 2014. NO FORWARD CHAIN. Parking is available at the front and rear of the buildings. EPC-C. Council Tax -C. Approx size of 56 Square meters or 602 Square feet.

ENTRANCE

Wood frame door from main hallway. The hallway leads to two bedrooms, bathroom, lounge and two storage cupboards.

LOUNGE

4.98m x 3.00m (16' 4" x 9' 10")
uPVC double glazed window and door to the rear of the property. Fitted carpet, radiator, power points and ceiling light. Doorway to kitchen.

KITCHEN

3.35m x 2.03m (11' 0" x 6' 8")
uPVC double glazed window to the rear. Range of base and wall units with fixed worktop over. Built-in oven with gas hob. Stainless steel sink and drainer with mixer tap over. Space for white goods. Vinyl flooring. Wall mounted combination boiler.

BEDROOM

4.0m x 2.9m (13' 1" x 9' 6")
uPVC double glazed window to the rear. Fitted carpet. radiator, power points and ceiling light.

BEDROOM

3.96m x 2.7m (13' 0" x 8' 10")
uPVC double glazed window to the rear. Fitted carpet, radiator, power points and ceiling light.

BATHROOM

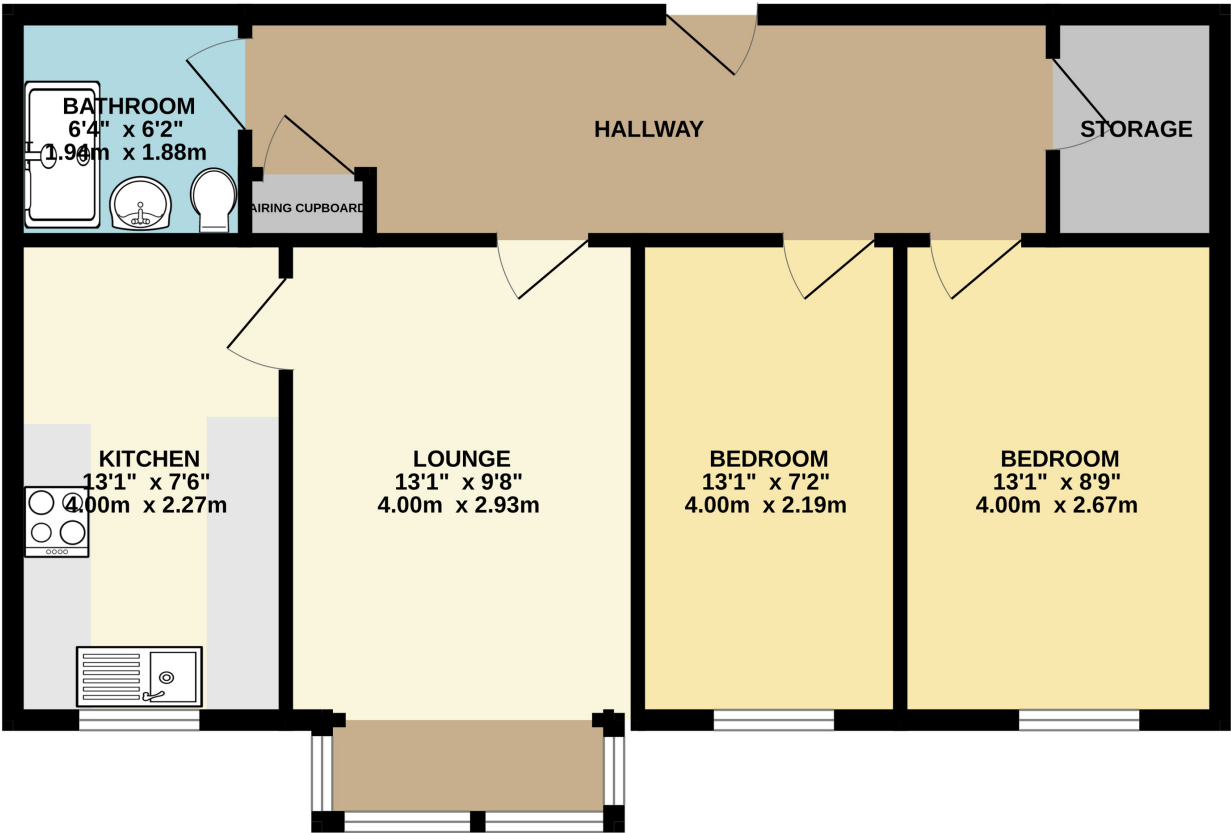
2.0m x 1.8m (6' 7" x 5' 11")
Walk in shower cubicle, low level WC. Wash hand basin and pedestal.

EXTERNAL

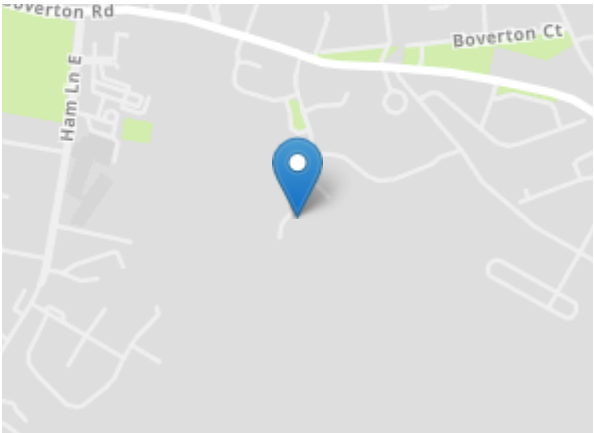
Communal gardens offering a chance to share space with the neighbours. A stream runs through the grounds with a variety of wildlife.

- Service Charges
- Of £204.14 per month which includes:
- Water Rates
- Guest room
- Laundry room
- Buildings Insurance
- Garden Maintenance
- Servicing of Gas Boiler
- Central control communication system
- Lighting, heating and cleaning of communal areas
- Maintenance of the structure, Lift and Alarm/Fire systems

FIRST FLOOR FLAT
659 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

MIS REPRESENTATION ACT 1967: These Particulars Are For Guidance Only And Their Accuracy Is Not Guaranteed And Neither Do They Form Part Of Any Other Or Contract.
PROPERTY MIS DESCRIPTION ACT 1991: All Reasonable Steps Have Been Taken To Ensure That These Particulars Do Not Contain Any Error, Mistake Or Misdescription, As Described By The Property Misdescription Act.
PROCEEDS OF CRIME ACT 2002: Brighter Moves Are Obligated To Report Any Knowledge Or Suspicion Of Money Laundering To The Ncis (National Crime Intelligence Service) And Should Such A Report Prove Necessary Are Precluded From Conducting Any Further Professional Work Without The Consent From The Ncis.