



14 Byron Court, Llantwit Major, CF61 1AW

£115,000



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

Tel No 01446 794433. E-Mail info@brightermoves.co.uk

Web www.brightermoves.co.uk



ONE BEDROOM FIRST FLOOR RETIREMENT FLAT. Byron Court is part of Wales and West Housing. The property comprises of an entrance hallway, lounge, kitchen, bathroom and bedroom. The property benefits from gas central heating with a combination boiler and has uPVC double glazed windows. There is a service charge of aprox £172 per month with details at the end of this brochure. Byron Court benefits from the use of a twin en-suite guest room. The property is leasehold on a 99yr lease from 2014. NO FORWARD CHAIN. Parking is available at the front and rear of the buildings.

Main entrance

Enter via Intercom system into shared hallway, lift and stairs to the first floor. Flat 14 is situated on the first floor and has a solid wood front door leading into the hallway.

Hallway

Doors leading into the living room, kitchen, bedrooms and bathroom. Storage cupboard and airing cupboard housing Worcester combination boiler. Location of loft access for storage. Smoke detector, radiator, ceiling light and an obscure window to the front of the property.

Lounge

4.95m x 3.02m (16' 3" x 9' 11")
Large uPVC bay window overlooking the front of the property. Radiator, ceiling light and power. Open plan into dining area.

Dining Area

2.74m x 3.99m (9' x 13' 1")
uPVC window overlooking the front of the property. Space for dining furniture. Radiator, ceiling light and power.

Kitchen

3.53m x 2.03m (11' 7" x 6' 8")
Fitted with a range of base and wall units with contrasting work surfaces over and tiled surrounds. Stainless steel sink and drainer with mixer tap over. Inset electric oven and induction hob. Space for white goods. Radiator, ceiling light and power. uPVC Window overlooking the front of the property.

Shower Room

Fitted with a walk-in shower enclosure with electric shower over. Low level WC and pedestal wash hand basin. Radiator, ceiling light.

Double Bedroom

3.99m x 2.11m (13' 1" x 6' 11")
uPVC window overlooking the front of the property. Radiator, ceiling light and power.

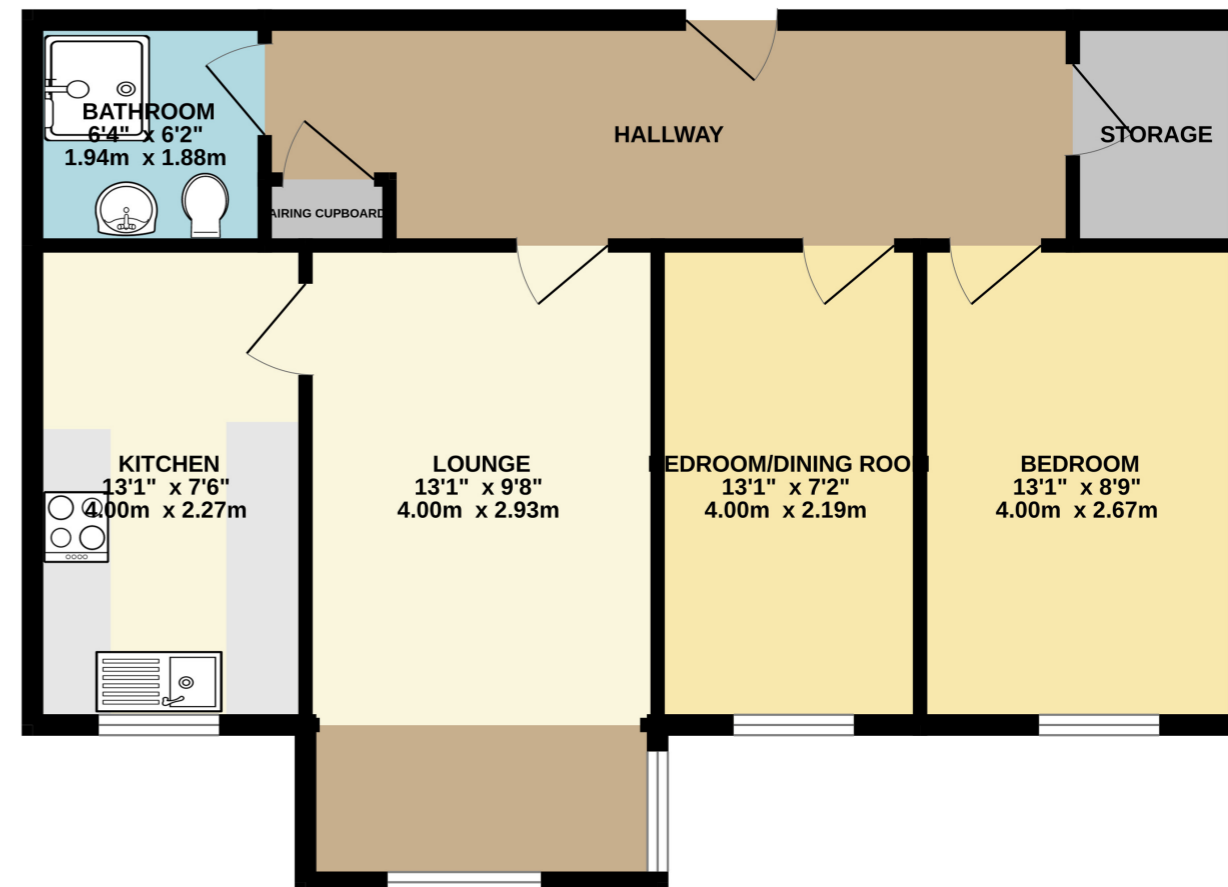
Service Charge

- Of £172 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

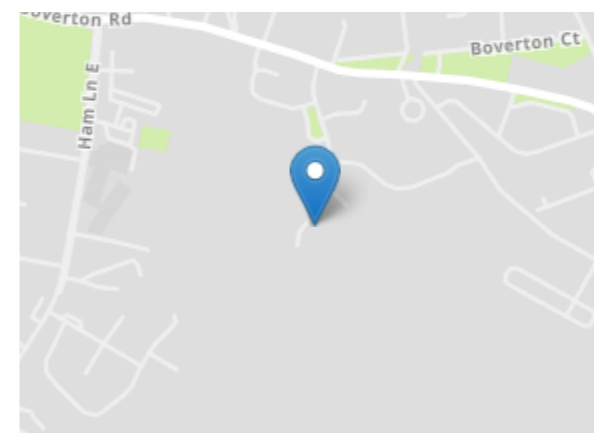
Communal

Communal areas include Lift, Lounge, Laundry, Guest Facilities and Gardens.

GROUND FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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			
(92-100)	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.