



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

£125,000



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

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ONE BEDROOM FIRST FLOOR RETIREMENT FLAT. The property comprises of an entrance hallway, lounge, kitchen, bathroom and bedroom. Byron Court has availability of a twin en-suite guest room. Byron Court is part of Wales and West Housing with a 24 hour remote support system. 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. 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 Worcescer 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

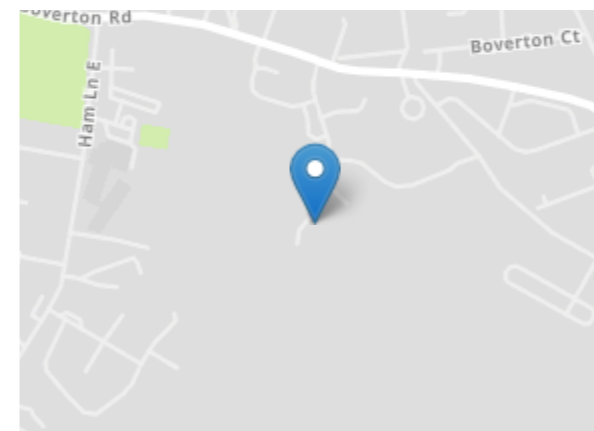
Central control communication system

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.



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	

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