



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

£110,000



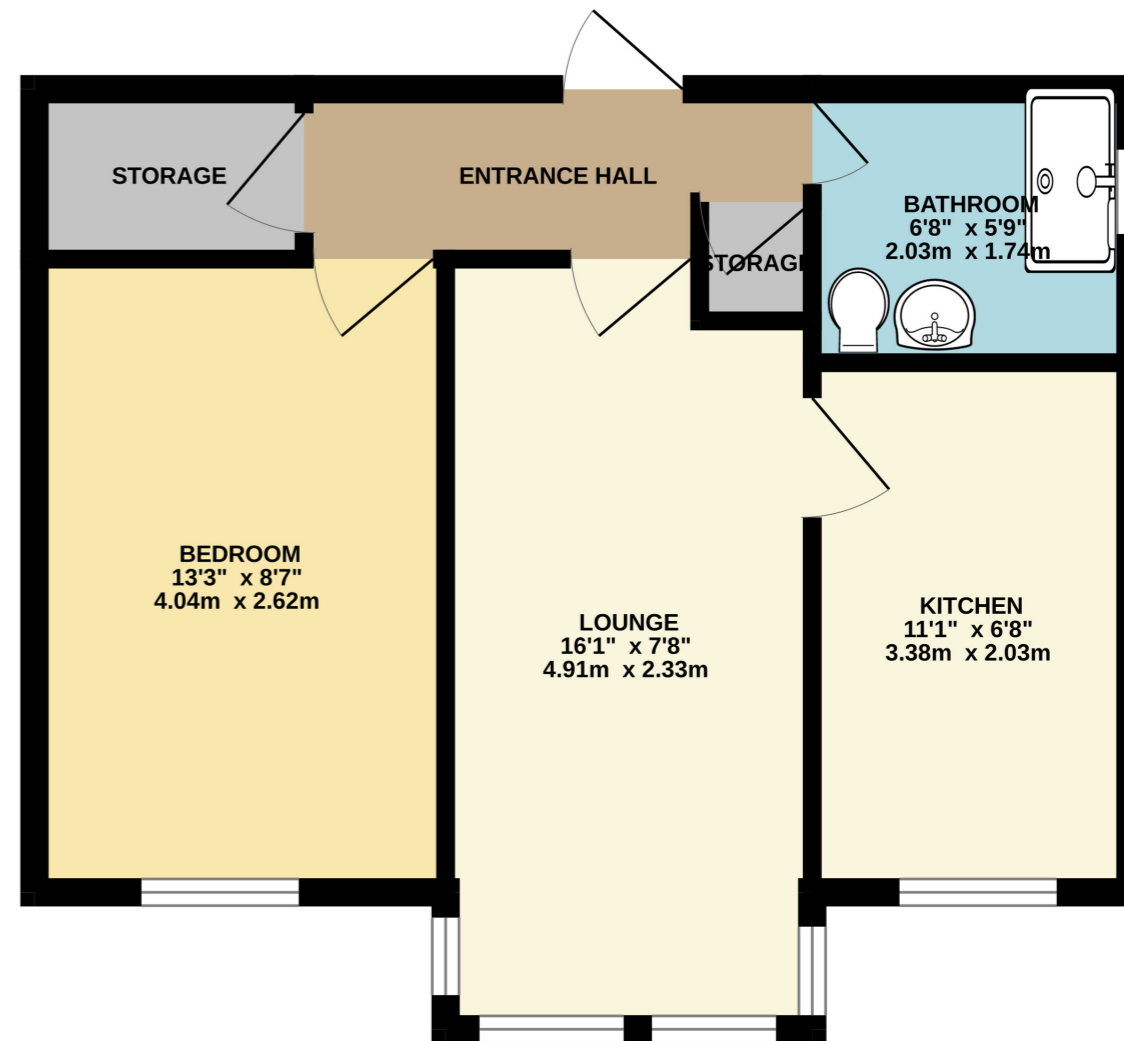
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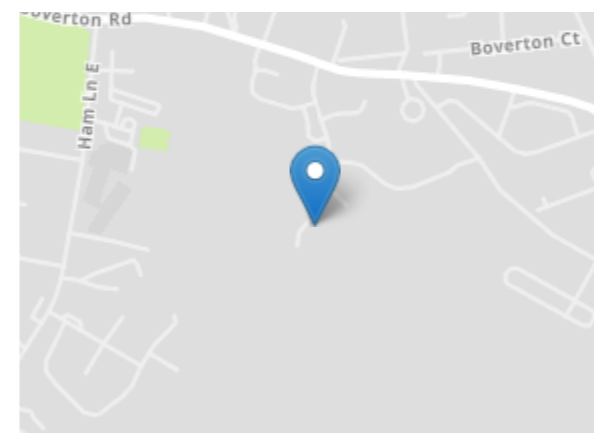


GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 406 sq.ft. (37.7 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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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.

This purpose-built, one bedroom first floor flat is situated at the quiet Bouvier Farm. Designed and maintained as part of Wales and West Housing Association the property has a minimum age restriction of 60. Briefly, the property comprises an entrance hallway, living room, kitchen, one bedroom and a bathroom. The heating is Access to a guest room and laundry room and shared parking area. The property attracts a service charge of approx. £--- month. This includes the following: *Water Rates. * *Use of a Laundry Room. *Buildings Insurance (excludes Contents Insurance). *Window Cleaning. *Garden Maintenance. *Servicing of the Gas Boiler. NO ONWARD CHAIN.

Entrance

Enter the property via an Intercom system into a shared seating area. A wood door leads to the lift to the first floor, and a passage leads to the flat.

Entrance Hall

The property is entered via a wooden door with a glazed side panel. Doors lead off to the lounge, bedroom and bathroom. Location of large walk in storage closet. Space for furniture, fitted carpets, wired for a ceiling light, telephone point, power point, smoke detector and an intercom system. Loft access.

Living Room

9' 10" x 16' 3" (3.00m x 4.95m)

A light and airy room with a large uPVC double glazed bay window overlooking the front of the property. Radiator, TV point, ceiling lights and power points, fitted carpets.

Kitchen

11' 1" x 6' 7" (3.38m x 2.01m)

Fitted with a range of base and wall units with electric hob and extractor fan over. Tower unit electric oven, plumbing for washing machine and space for the fridge freezer. Stainless steel sink unit with drainer and tiled splashback. uPVC double glazed Window to front. Wired for ceiling light and power points. Vinyl flooring and radiator.

Bedroom

13' 2" x 8' 9" (4.01m x 2.67m)

A double room with uPVC double glazed window to the front of property, radiator beneath. Wired for ceiling light and power points. Fitted carpet.

Bathroom

6' 7" x 6' 2" (2.01m x 1.88m)

Fitted with walk in double shower cubicle with electric shower over. low level WC. Wash hand basin and pedestal, uPVC double glazed window to the side. Vinyl flooring ad storage shelves.

Service Charge

The property attracts a service charge of approx. £221.06 per month. This includes the following: *Water Rates. * *Use of a Laundry Room. *Buildings Insurance (excludes Contents Insurance). *Window Cleaning. *Garden Maintenance. *Servicing of the Gas Boiler.