





## 14 Byron Court

Llantwit Major, Llantwit Major

This FIRST FLOOR RETIREMENT FLAT on the Bouvier Farm Estate, with open plan living area (was originally a 2 bedroomed property) briefly comprises entr...

Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- 1ST FLOOR FLAT.
- OPEN PLAN LIVING.
- NO ONWARD CHAIN.
- PRIVATE PARKING.
- UPVC. GCH COMBI.
- FOR THE OVER 55s.
- EPC C80





### Entrance Hallway

Entrance door. Opaque window. Loft access for storage. Radiator. Airing cupboard with Worcester combination boiler providing the central heating and hot water. Storage cupboard (6.03' x 4.04').

**Dining Area** Dimensions: 13' 4" x 7' 0" (4.06m x 2.13m). Window to front. Radiator.

**Sitting Area** Dimensions: 10' 1" x 16' 8" (3.07m x 5.08m). UPVC bay window to front. Radiator. Door to kitchen. Open plan to dining area.

### Kitchen

Dimensions: 11' 1" x 6' 8" (3.38m x 2.03m). Fully fitted kitchen providing eye level units, base units with work surfaces over. Inset eye level electric oven. Integrated stainless steel sink with mixer tap. Induction hob. Space for white goods. Radiator.

### Double Bedroom

Dimensions: 9' 0" x 13' 5" (2.74m x 4.09m). Radiator. UPVC window to front.

### Shower Room

Dimensions: 6' 1" x 6' 11" (1.85m x 2.11m). Shower enclosure with electric mixer shower. Low level WC, pedestal wash hand basin. Radiator.

**Communal** Gardens. Lift. Lounge. Laundry and Guest Facilities.

### Service Charge

1. Heating, lighting and cleaning of communal areas.
2. Maintenance of the lift and heating apparatus, ventilating fans, alarm system and fire alarms etc.
3. Costs of operating a laundry room.
4. Maintenance of the Scheme.
5. Maintenance of gardens.
6. Central heating maintenance contract.
7. Internal repairs eg plumbing or electrical, locks and window locks, cupboard catches etc.
8. Central control communication system
9. Water
10. Building Insurance

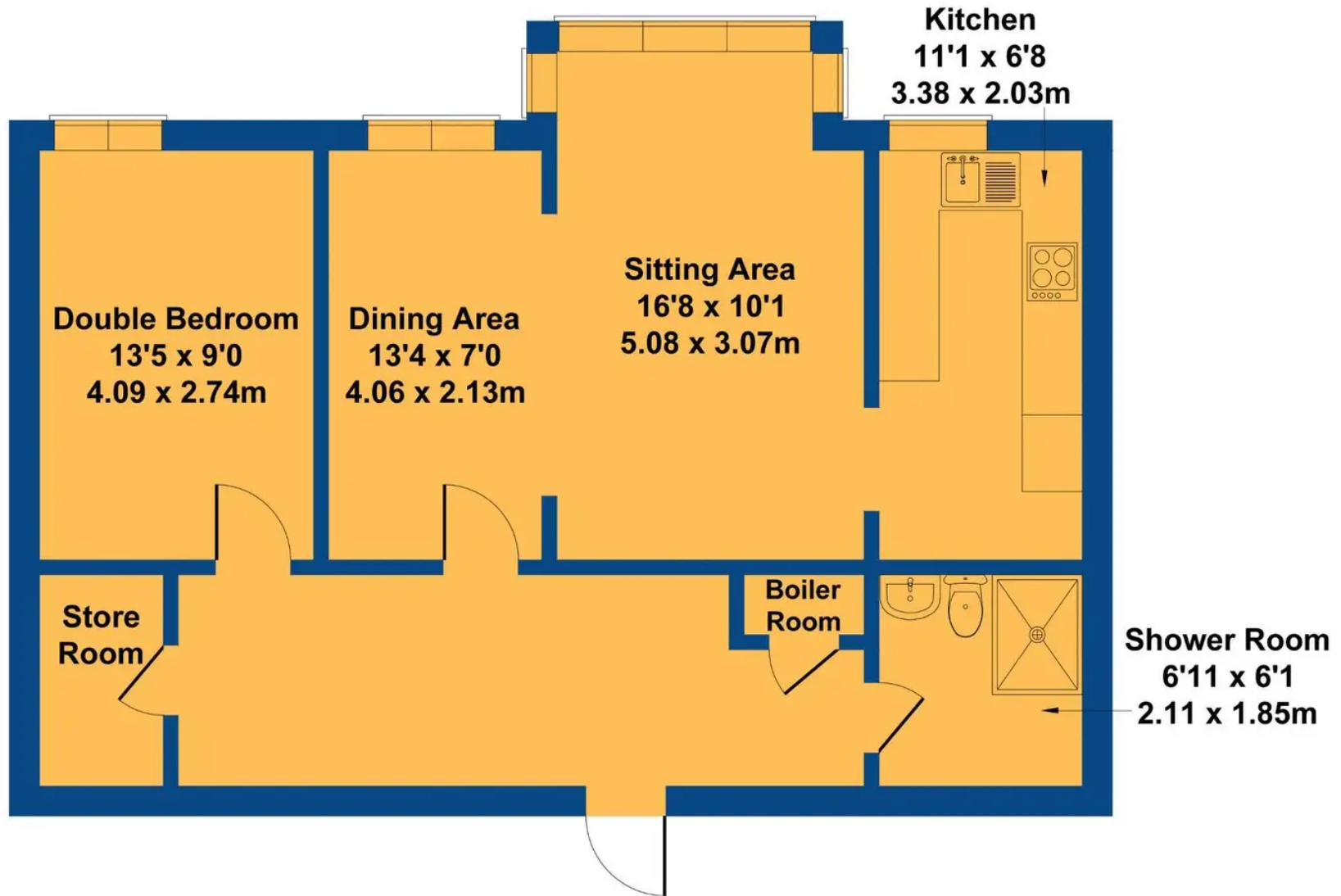






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Approximate Gross Internal Area  
743 sq ft - 69 sq m



Not to Scale. Produced by The Plan Portal 2023  
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## Chris Davies Estate Agents

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