



award winning estate agent

Chris Davies

chris-davies.co.uk

## 16 Byron Court Llantwit Major



**1ST FLOOR RETIREMENT FLAT.**

**OPEN PLAN LIVING.**

**NO FORWARD CHAIN.**

**ORIGINALLY A 2 BED FLAT.**

**UPVC. GCH COMBI.**

**PRIVATE PARKING.**

**£105,000**

This superb FIRST FLOOR FLAT on the Bouvier Farm Estate, which was originally a TWO BED FLAT, comprises entrance hallway, spacious OPEN PLAN sitting/dining room with views over the playing fields, kitchen, shower room, master bedroom with walk-in wardrobe and study. A guest room is situated right next door. Outside there are communal gardens with PRIVATE PARKING. The property is part of the Wales and West Housing offering specifically designed and maintained housing for retired living with a part time scheme manager. The property benefits from gas central heating with a WORCESTER COMBINATION BOILER and UPVC DOUBLE GLAZED windows. There is a service charge of £220 per month for the property. A list of services included in the charges can be found at the end of this brochure. The property is on a 99yr lease from 2014. No Forward Chain.

**Tenure** Leasehold

**Tax Band** C

**Water Meter** tbc

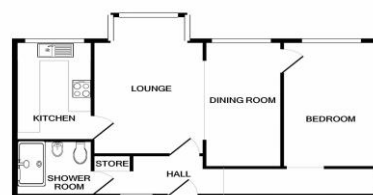
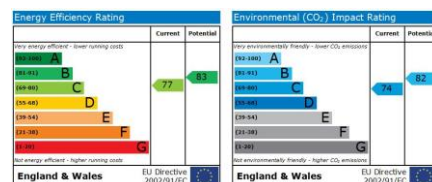
**Postcode** CF61 1AW

**Contact Us** 01446 792020

llantwitmajor@chris-davies.co.uk

Heritage House East Street CF61 1XY

**Free letting Advice** 01446 792020



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 for any prospective purchaser. The furniture, fixtures and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.  
Made with Mapbox 02/19

## A GUIDED TOUR OF 16 Byron Court

### Entrance Hallway

Entrance door. Opaque window. Glazed doors to sitting room and shower room. Wood affect flooring. Linen cupboard with radiator.

### Shower Room 6' 8" x 6' 2" (2.03m x 1.88m)

Shower enclosure with electric mixer power shower. Fully fitted ceramic walls tiles. Vertical radiator/towel rail. Fully fitted vinyl flooring. Low level WC, pedestal wash hand basin with mixer tap.

### Sitting Room 16' 3" x 9' 9" (4.95m x 2.97m)

A light and airy feel to the sitting room. uPVC bay window to front. Radiator. Wood affect flooring. Glazed door to kitchen. Open plan to dining area.

### Dining Area 13' 1" x 6' 10" (3.98m x 2.08m)

uPVC window to front. Radiator. Wood affect flooring. Glazed door to main bedroom.

### Kitchen 11' 0" x 6' 8" (3.35m x 2.03m)

uPVC window to front. Radiator. Fully fitted kitchen providing eye level units, base units with work surfaces over. Inset electric oven and hob with slimline cooker hood extractor fan with light. Free standing washer dryer. Free standing fridge freezer. Integrated stainless steel sink with mixer tap. Wall mounted Worcester combination boiler providing the central heating and hot water. Vinyl flooring.

### Bedroom One 13' 11" x 8' 10" (4.24m x 2.69m)

uPVC window to front. Radiator. Wood affect flooring. Opening to walk in dressing room and office.

### Dressing Room and Office 13' 11" x 4' 3" (4.24m x 1.29m)

Fitted desk and shelf with a uPVC window. Wood affect flooring. Radiator. (Opening to the entrance hallway).

### Service Charge

1. 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

### Guest Room Available

### Communal Laundry Room

There is a communal laundry room nearby on the ground floor.

### Communal Gardens

To the front and rear there are communal gardens with parking.

**HELPFUL INFORMATION** whilst we try to ensure our sales particulars are complete, accurate and reliable, if there is any point which is particularly important, please ask and we will be happy to check it, including specific information in respect of commuting links, surroundings, noise, views, or condition. For security purposes, applicants who wish to view will need to provide their name, address and telephone number. All measurements are approximate to the widest and longest points. Buyers are advised to instruct a solicitor to obtain verification of tenure and a surveyor to check that appliances, installations and services are in satisfactory condition.