





10 Byron Court

Llantwit Major, Llantwit Major

This well presented FIRST FLOOR RETIREMENT FLAT on the Bouvier Farm Estate, briefly comprises entrance hallway, sitting/dining room with views over the communal garden, kitchen, shower room, bedroom and store room/walk in wardrobe. Conveniently situated, Byron Court is part of Wales and West Housing. The property enjoys gas central heating with a combination boiler and UPVC DOUBLE GLAZED windows. Outside there are communal garden areas and parking. There is a service charge with details at the end of this brochure (circa £224.16/month). The property is Leasehold (99 years from 2nd July 2010). NO FORWARD CHAIN. Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- FIRST FLOOR FLAT.
- FOR THE OVER 55s.
- NO FORWARD CHAIN.
- 1 BEDROOM.
- EPC: C78.
- GCH COMBI. UPVC.





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 Please note we understand that on the resale of the flat in the future, a percentage of its sale price must be paid back to Wales and West. Please consult your solicitor for further details.

Communal Areas

Garden. Laundry room. Guest facilities. Lift.

Entrance Hallway

Front door from corridor. Doors to sitting room, kitchen, shower room, bedroom and store room/walk in wardrobe (6'x4'). Radiator. Linen cupboard.

Sitting Room

9' 9" x 17' 3" (2.97m x 5.26m)

UPVC window to rear. Radiator.

Kitchen

11' 1" x 7' 0" (3.38m x 2.13m)

UPVC window to rear. Radiator. Fully fitted kitchen comprising eye level units base units with drawers and work surfaces over. Inset one and a half bowl stainless steel sink with mixer tap. Integrated oven and induction hob. Free standing fridge freezer and washing machine. Wall mounted combination boiler providing the central heating and hot water. Partially tiled walls.



**Bedroom 1**

11' 2" x 8' 9" (3.40m x 2.67m)

UPVC window to rear. Radiator.

Shower Room

5' 10" x 6' 1" (1.78m x 1.85m)

UPVC opaque window to side. Vertical radiator. Low level WC. Wash hand basin with mixer tap. Shower enclosure with electric mixer shower.





GARDEN

Communal garden area to rear.

OFF STREET

1 Parking Space

There is a communal parking area to the rear of the property.





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Approximate Gross Internal Area

495 sq ft - 46 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



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