

ANTHONY BROWN LTD

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REF NO 921D



13 BYRON COURT, BOUVIER FARM

LLANTWIT MAJOR CF61 1AW

TENURE: LEASEHOLD

PRICE: £79,500

SITUATION & DESCRIPTION This is a self-contained first floor flat situated in a purpose built block which forms part of a retirement housing development and has a residential warden with 24 hour care call facilities. It is located at the head of a cul de sac in residential area in Llantwit Major. The property has the benefit of gas fired central heating. Apart from the accommodation detailed below, communal facilities such as a laundry room and guest suite are available together with parking spaces. The town rests a mile inland on the Glamorgan Heritage Coast. The beach and coastal walks offer stunning views across the Bristol Channel. Llantwit Major has excellent local schools (both English and Welsh medium) and access to regular and convenient rail and bus services. The town's railway station reaches Bridgend to the west in 15 minutes and Cardiff to the East in 30 minutes. Both Cardiff International Airport and the M4 motorway are a short 15 minute drive away. Llantwit Major is a bustling, popular town with good shopping and recreational facilities available including rugby, football and Surf Life Saving. Llantwit Major boasts an excellent library, restaurants, a leisure centre and several historic public houses.

ACCOMMODATION Approached via a wooden door with glazed door side panel to the reception hall.

RECEPTION HALL Artex ceiling. Wired for centre light and power point. Access into the roof space. Single panel radiator with individual thermostat. Smoke detector. Generous size walk in cupboard with cloaks rack and location of the electricity fuse box. Also leading off the hallway is the location of the gas fired combination boiler which supplies the hot water and heating system.

SITTING ROOM

12' 4" x 9' 10" excluding the bay. Bay window and a further window to the front. Artex ceiling. Wired for centre light and four power points. Central heating thermostat. TV and telephone point. Single panel radiator with individual thermostat.



KITCHEN/ BREAKFAST ROOM

11' 4" x 6' 8" Window overlooking the front. Fitted with a range of base and wall units with matching work surfaces over incorporating a one and a half bowl single drainer unit with mixer tap and ceramic tiled surround. Split level cooker and hob. Wired for track lighting and power points. Single panel radiator with individual thermostat.

BEDROOM

13' 0" x 8' 9" Window overlooking the front. Wired for centre light and power points. Single panel radiator. Floor to ceiling free standing wardrobes with mirror.



BATHROOM

Modern bathroom suite comprising double shower, hand grips, wash hand basin and WC. Ceramic tiling around the shower area. Fitted mirror. Shaver point. Extractor fan. Single panel radiator. Towel rail.

TENURE	Leasehold
SERVICES	Mains – Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations. Current service charge £216.94 per calendar month.
VIEWING	At any reasonable time. Strictly by appointment with the Agent as above.
LOCAL AUTHORITY	Vale of Glamorgan Council, Civic Offices, Holton Road, Barry
COUNCIL TAX BAND	B

Important Notice – All measurements have been taken by a sonic tape and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error. The photographs show only certain parts of the property at the time they were taken. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending purchaser. Any description or information given should not be relied upon as a statement or representation of fact or that the services are in a good condition. None of the services or equipment in the property have been tested by Anthony Brown Limited and prospective purchasers must make their own investigations. Any floor plans included in these sales particulars are not drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. The plans do not form part of any contract.

Details prepared on 24th April 2018

PROCEEDS OF CRIME ACT 2002

Anthony Brown Ltd is obliged to report any knowledge or suspicion of money laundering to NCIS – National Criminal Intelligence Service – and should such a report prove necessary are precluded from conducting any further professional work without consent from NCIS.