

ANTHONY BROWN LTD

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REF NO 629D



10 BYRON COURT

LLANTWIT MAJOR CF61 1AW

TENURE : LEASEHOLD

PRICE : £68,950

SITUATION & DESCRIPTION This is a self contained first floor flat situated in a purpose built block which forms parts of a retirement housing development and situated at the head of a cul de sac and close to all amenities in the coastal town of Llantwit Major where there are shopping, educational and recreational facilities available. Rail and bus services run to Barry, Bridgend and Cardiff whilst the M4 motorway is approximately nine miles distant and Cardiff Wales Airport is about seven miles away. Gas fired central heating by means of a combination boiler has recently been installed and the windows have been replaced with UPVC double glazed units throughout. Apart from the accommodation detailed below, communal facilities such as a laundry room and guest suite are available together with car parking spaces.

ACCOMMODATION

The property is approached via a doorway with glazed side panel into the reception hall.

RECEPTION HALL

Artex ceiling and wired for centre light and power points. Smoke detector. Access into roof space. Single panel radiator to one wall. Off the hallway is the airing cupboard. Location of the electricity fuse box. Cloakroom cupboard with hanging space and wired for light.

SITTING ROOM

13' 1" x 9' 0" excluding the bay. Bay window with radiator fitted beneath plus further window alongside. Artex ceiling. Wired for centre light and power point. TV point. Telephone point. Single panel radiator to one wall. Digital thermostat. Carpet.

KITCHEN/BREAKFAST ROOM

11' 3" x 6' 8" Window overlooking the rear. Fitted with a range of base and wall units with matching work surfaces over and a ceramic tiled surround. Single drainer sink unit with mixer tap. Single panel radiator to one wall. Wired for fluorescent light and power points. Situation of the Worcester combination gas fired boiler with LCD control panel which serves both the domestic hot water and central heating system. Vinyl flooring.



BEDROOM

13' 0" x 8' 10" Window overlooking the rear with a single panel radiator beneath. Built-in fitted wardrobe. Coved and artex ceiling. Wired for centre light and power points. Fitted carpet.

BATHROOM

Shower cubicle with low door opening and curtain screen above for easy access into shower with seating. Tiled surround. Wash-hand basin with tiled splash back and WC. Wired for centre light. Towel rail. Single panel radiator. Shaver point. Medicine cabinet. Vinyl flooring.

SERVICES

Mains -Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulation. Service charge in region of £137 per calendar month.

VIEWING

At any reasonable time. Strictly by appointment with the Agent as above.

LOCAL AUTHORITY

Vale of Glamorgan Borough Council, Civic Offices, Holton Road, Barry.

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.

Dated prepared on 9th December 2011

PROCEED OF CRIME ACT 2002

Anthony Brown Limited 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.