

## **ANTHONY BROWN LTD**

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**REF NO 448D**



**13 BYRON COURT, BOUVIER FARM**

**LLANTWIT MAJOR CF61 1AW**

**TENURE : LEASEHOLD**

**PRICE : £69,500**

**SITUATION & DESCRIPTION** This is a self contained first floor flat situated in a purpose built block which forms part of a retirement housing development which has a residential warden and 24 hour care call facilities. It is located at the head of a cul-de-sac in the coastal town of Llantwit Major and enjoys an open aspect over farmland with shopping, recreational and educational facilities within easy reach. Rail and Bus services run to Barry, Cardiff and Bridgend whilst the M4 is approximately nine miles distant and Cardiff (Wales) Airport is about seven miles away. The accommodation has gas fired central heating installed. Apart from the accommodation detailed below, communal facilities such as a laundry room and guest suite are available together with car parking spaces.

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

**RECEPTION HALL** Artex ceiling. Wired for centre light and power point. Smoke detector. Access into the roof space. Single panel radiator with individual thermostat. Fitted carpet. Generous size walk-in cupboard with cloaks rack and fitted carpet and location of the electricity fuse box. Also leading off the hallway is the airing cupboard with copper cylinder tank, immersion heater and central heating timer. Doors off to all rooms

**SITTING ROOM** 12' 4" x 9' 10" excluding the bay. Bay window plus further window to front. Artex ceiling. Wired for centre light and four power points. Central heating thermostat. Door bell. Telephone point. TV point. Single panel radiator to one wall with individual thermostat. Fitted carpet.

## **Sitting Room**



## **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 single drainer unit with mixer tap and a ceramic tile surround. Wired for fluorescent light and power points. Single panel radiator with individual thermostat. Location of the gas fired central heating boiler which serves the domestic hot water system and the radiators. Vinyl tiled flooring.



## **BEDROOM**

13' 0" x 8' 9" Window overlooking the front with single panel radiator fitted beneath. Artex ceiling. Wired for centre light and power points. Fitted carpet.

## **BATHROOM**

Modern bathroom suite comprising of panel bath with hand grips, wash-hand basin and WC. Ceramic tiling around the bath area. Fitted mirror. Shaver point. Extractor fan. Single panel radiator to one wall. Towel rail. Fitted carpet.



**SERVICES** Mains – Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations. Current service charge £107.21 per calendar month.

**VIEWING** At any reasonable time strictly by appointment with the Agent above.

**LOCAL AUTHORITY** The Vale of Glamorgan 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.*

Details prepared 29 May 2009

**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.