

ANTHONY BROWN LTD

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REF NO 580D



20 BYRON COURT

LLANTWIT MAJOR CF61 1AW

TENURE : LEASEHOLD

PRICE : £ 85,000

SITUATION & DESCRIPTION This is a purpose built two bedroom first floor flat which forms part of a retirement housing development and has a residential warden and 24 hour care call facilities. The property is situated in a cul-de-sac with a rural outlook 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, Cardiff and Bridgend 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 been installed and the windows are double glazed. Apart from the accommodation detailed below, communal facilities such as a laundry room and guest suite are available together with car parking spaces.

ACCOMMODATION Approach via a doorway and side panel into the reception hall.

RECEPTION HALL Spacious hallway with access into the roof space. Wired for ceiling light and power points. Panel radiator to one wall. Fitted carpet. Generous size storage cupboard with cloak racks. Situation of the former airing cupboard with shelving.

LOUNGE 15' 2" x 10' 0" into the bay window. Double glazed window with open aspect. Coved and combed artex ceiling. Panel radiator to one wall. Wired for centre light and a range of power points. Carpet cover

**KITCHEN/
BREAKFAST ROOM** 10' 9" x 6' 8" Window overlooking pastureland. Fitted with a range of base and wall units with matching work surfaces and a ceramic tiled surround. Single drainer sink unit with mixer tap. Panel radiator to one wall. Wired for light and a range of power points. Vinyl floor cover. Location of the wall mounted gas fired combination boiler which serves the domestic hot water and the radiators.

Kitchen



Lounge



BEDROOM NO 1

13' 5" x 8' 9" Window overlooking open pastureland with panel radiator fitted beneath. Built-in wardrobe with sliding doors and overhead cupboards. Artex ceiling. Wired for centre light and power points. Carpet cover.

BEDROOM NO 2

13' 3" x 7' 0" Window overlooking pastureland and panel radiator with individual thermostat fitted beneath. Combed artex ceiling. Wired for centre light and power points. Carpet cover.

BATHROOM

Fitted with a modern suite comprising panel bath with Triton shower and screen over, wash-hand basin and WC. All walls ceramic tiled. Panel radiator. Towel rail. Extractor fan.

SERVICES

Mains – Water, Electricity, Gas and Drainage. Telephone installed subject to British Telecom Regulations. Wales and West current service charge £162 a month.



VIEWING At any reasonable time with the Agent as above.

LOCAL AUTHORITY Vale of Glamorgan Council, Civic Offices, Holton Road, Barry

COUNCIL TAX BAND C

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 29th March 2011

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.