

## 7 Byron Court, Llantwit Major

£132,000 Leasehold

GROUND FLOOR FLAT. • FOR THE OVER 60s. • NO FORWARD CHAIN. • 2 BEDROOMS. • EPC C79. • GCH COMBI. UPVC. • POSITION IS RARELY AVAILABLE. • VIEWS OF COUNTRYSIDE.





Rarely available - this GROUND FLOOR FLAT overlooking open green fields on the Bouvier Farm Estate for the over 60s, briefly comprising communal entrance, entrance hallway, sitting room, kitchen, two bedrooms, shower room and walk-in wardrobe. Outside there are communal gardens and parking. The property is part of the Wales and West Association offering specifically designed and maintained sheltered housing for retired people. The property benefits from gas central heating with a COMBINATION BOILER and UPVC windows. A maintenance charge per month ensures reduced stress for the occupant. A list of services included in the charges can be found at the end of this brochure. There is an approximate £285 maintenance charge each month for the property. Viewings are recommended to fully appreciate the location and aspect to the rear.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B





**Entrance Hallway**

Doors to shower room, sitting room, bedrooms one and two and walk-in wardrobe. Radiator. Built-in cupboard.

**Sitting Room**

16' 2" x 10' 1" (4.93m x 3.07m)  
uPVC bay window to rear. uPVC door to rear. Radiator.

**Kitchen**

11' 1" x 6' 7" (3.38m x 2.01m)  
uPVC window to rear. Fully fitted kitchen with eye level and base units with work surfaces over. Wall mounted combination Worcester boiler providing the central heating and hot water. Inset stainless steel sink with mixer tap. Partially tiled walls. Space for white goods. Radiator.

**Shower Room.**

6' 1" x 6' 7" (1.85m x 2.01m)  
Low level WC. Bidet. Wash hand basin with mixer tap. Shower enclosure with electric mixer shower. Ceramic wall tiles. Radiator.

**Bedroom One**

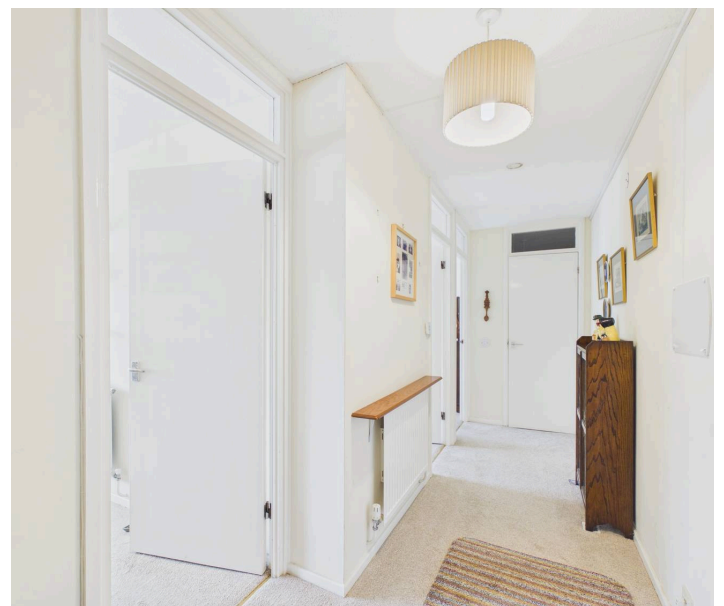
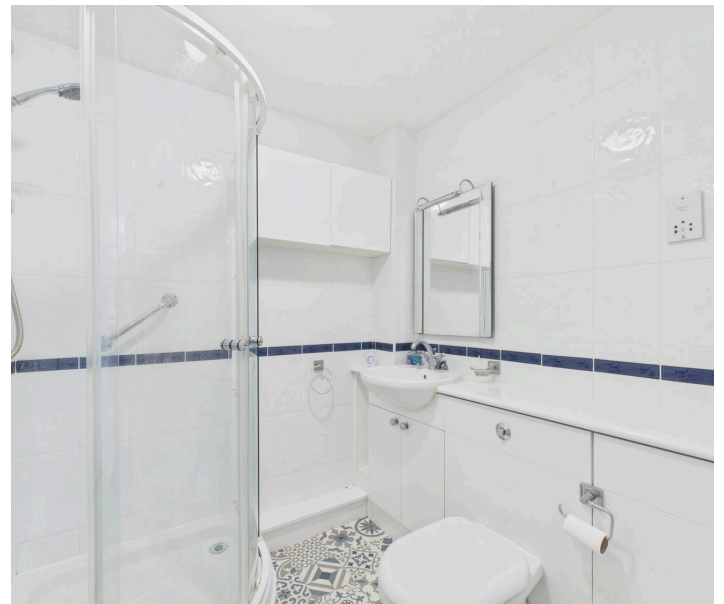
8' 10" x 13' 2" (2.69m x 4.01m)  
uPVC window to rear. Radiator. Wardrobe.

**Bedroom Two**

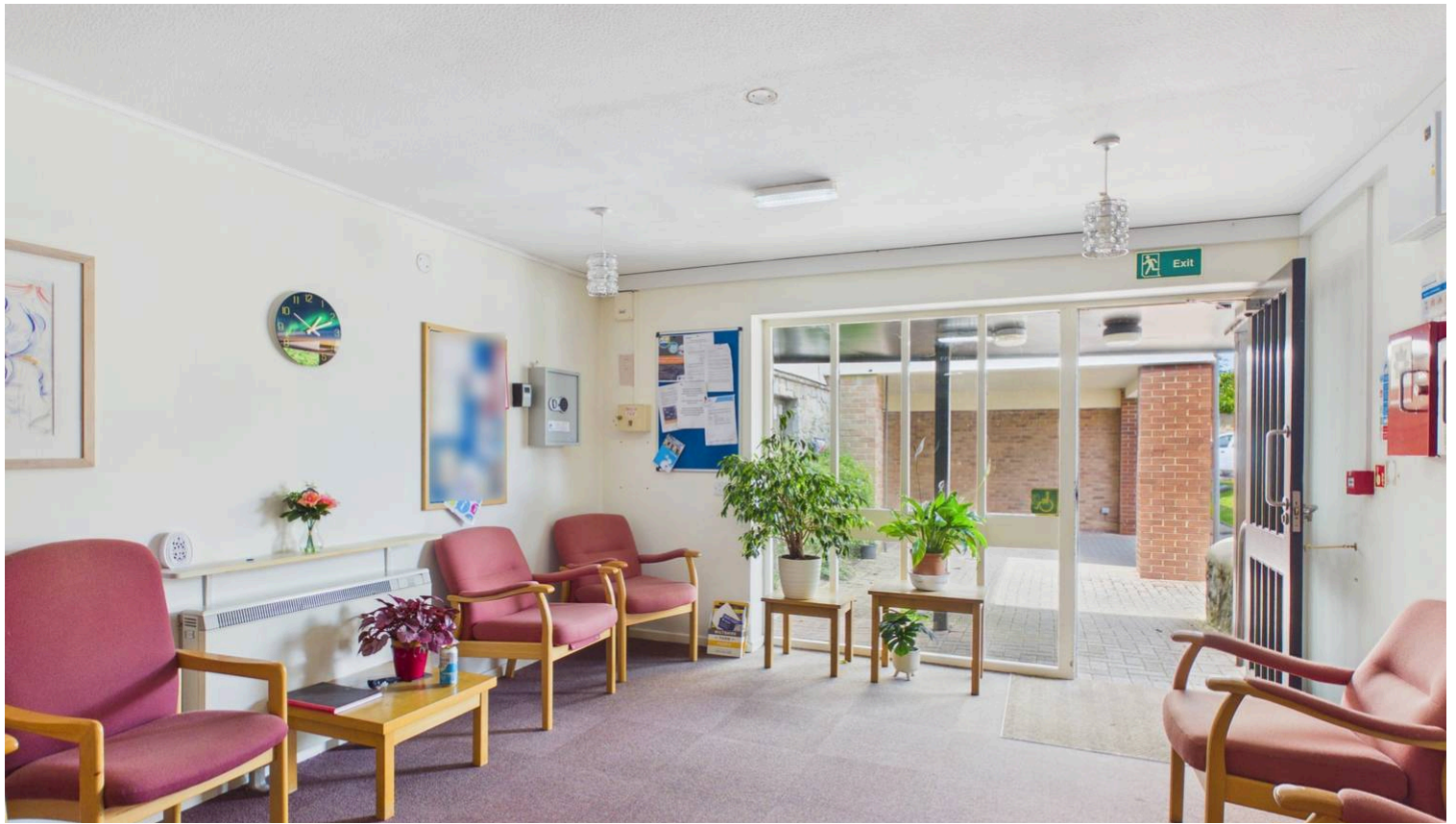
6' 10" x 13' 1" (2.08m x 3.99m)  
uPVC window to rear. Radiator.

**Laundry Room**

Communal laundry room nearby on the ground floor



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### **Communal Laundry Room**

There is a communal laundry room nearby on the ground floor

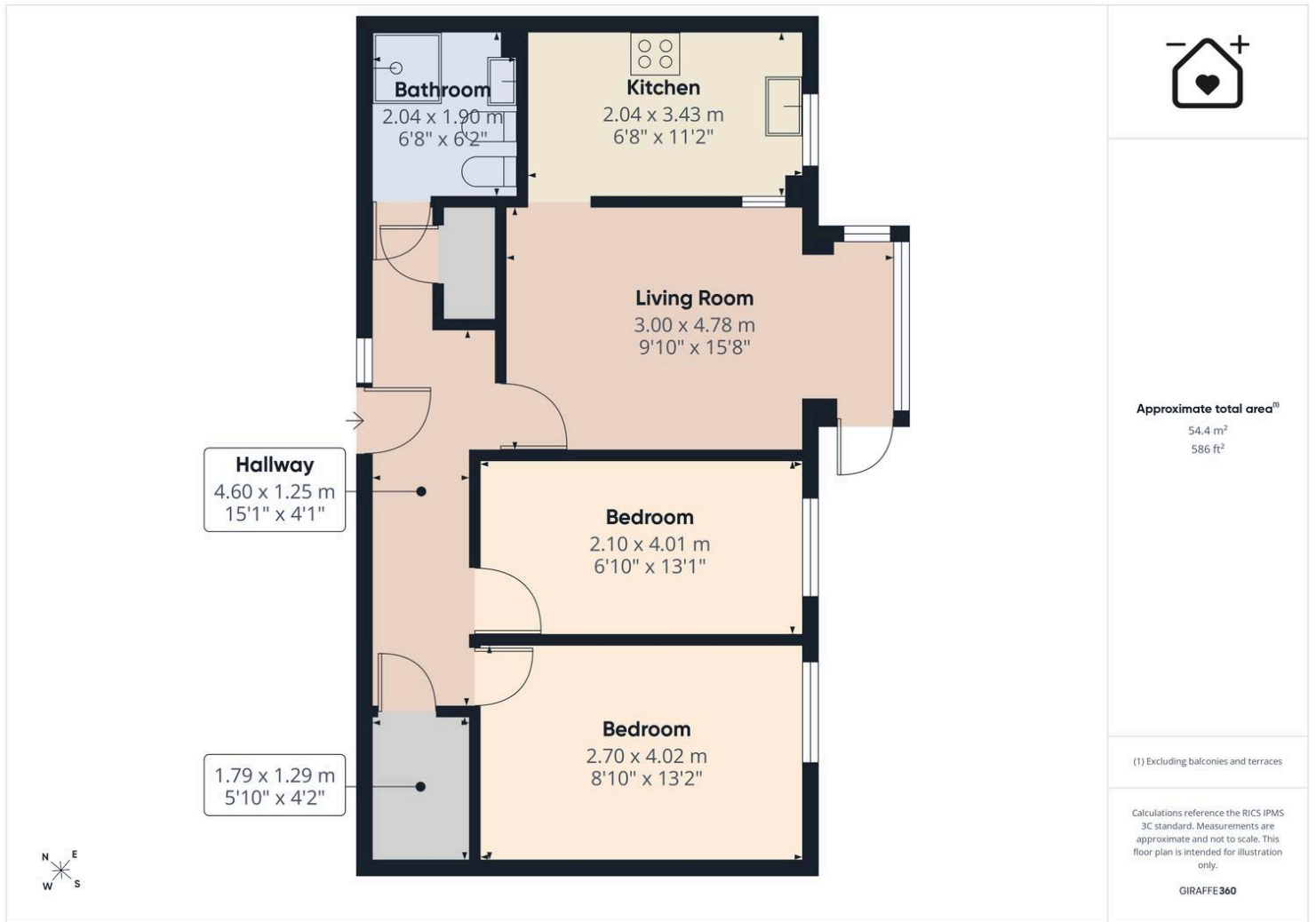
### **Maintenance Agreement**

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 Gardens**

There are communal gardens and there is also a parking area.





**GARDEN**

Paved area providing space for table and chairs etc. Lawn area (communal). Backing onto the brook and local countryside.



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