

PROVIDING QUALITY HOMES THROUGHOUT WALES



## **BYRON COURT**

### **Llantwit Major, Vale of Glamorgan**

## **RETIREMENT FOR SALE**



### **FEATURES**

- One Bed & Two Bed Flats
- Resident Scheme Manager
- Residents Parking
- Guest room
- Communal Laundry
- Communal Gardens
- 24Hr Emergency Alarm
- Lift to first floor

**Monthly Service Charges:**  
**£125.10**

**FOR FURTHER INFORMATION**  
**Telephone 0870 013 1930**

DARPARU CARTREFI O ANSAWDD TRWY GYMRU

## LOCATION

Byron Court is situated in the quiet village on Boverton, near to the historic town of Llantwit Major. The scheme is approx. 9 miles out of Barry and 6 miles from Cowbridge. It is within easy commuting distance of Cardiff City Centre. There are local shops and a post office within walking distance of the scheme.

## DESCRIPTION

The scheme is situated at the end of a cul-de-sac, where the surrounding gardens offer quiet, peaceful surroundings to live in.

Byron Court consists of 19 private home ownership flats, five of which are one bedroom and fourteen two-bedroom flats. The scheme is built over two floors, with a lift serving the first floor. The scheme has a communal laundry for use by the residents of the scheme. There is a guest room, which is available for relatives and friend of residents to stay for a few days. The scheme has its own off-road parking facility, which is locked at night for added security. The flats are heated by gas central heating with individual boilers in each property.

The Resident Scheme Manager works 9am to 1pm, Monday to Friday, and will check the well-being of residents on these mornings. As the Scheme Manager is residential, she can be contacted out of hours in the event of an emergency. When the resident Scheme Manager is off duty, our Emergency Alarm Centre will answer all calls. This is covered 24hrs a day, fifty-two weeks of the year. The Service Centre staff will be able to summon all the necessary help to deal with your emergency.

## AMENITIES

Byron Court is close to most local amenities, with local shops and a post office within a few minutes walk. Within walking distance are a bowling green with club facilities and a leisure centre with various activities, including a good size swimming pool. There are two doctors' surgeries within walking distance, and plenty of social activities are available such as pensioners club, W.I., Llantwit social club and cricket club. If you enjoy walking, the beach and cliffs are not far away.