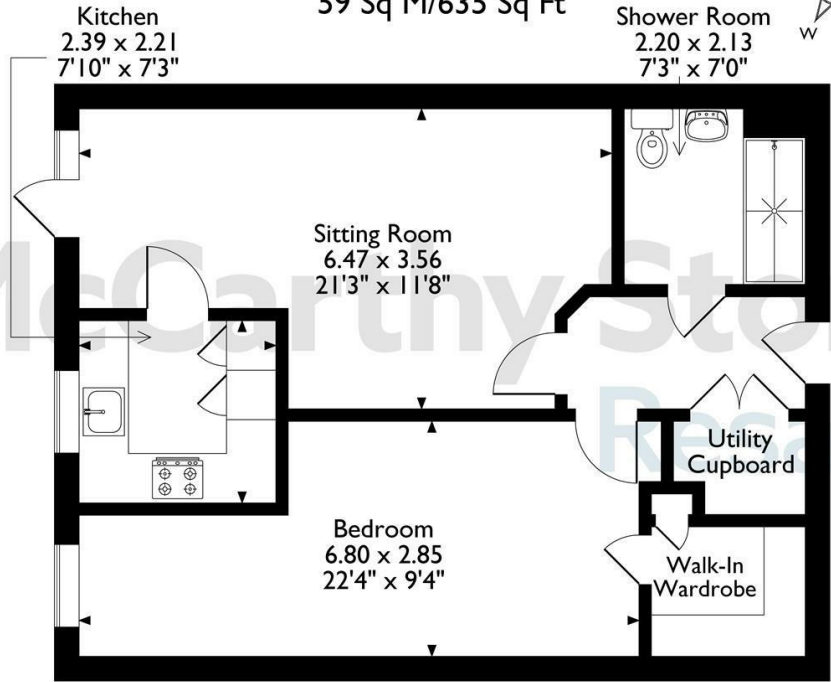


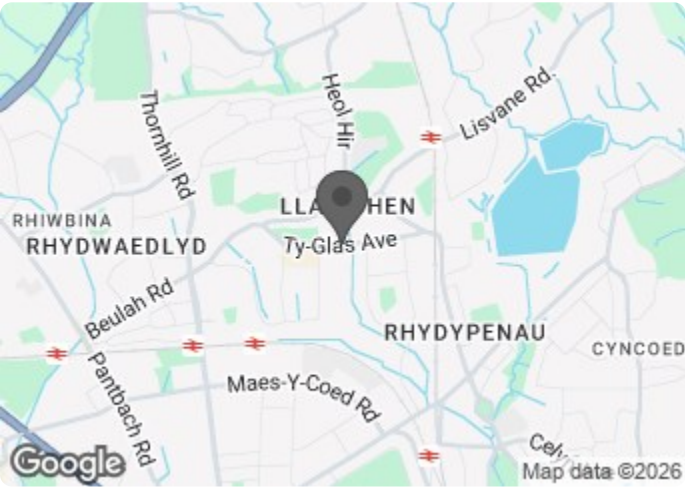
Llys Faith, Apartment 2, Ilex Close, Cardiff
Approximate Gross Internal Area
59 Sq M/635 Sq Ft



Ground Floor Flat

The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for any purpose is strictly prohibited.

2 Llys Faith

Ilex Close, Cardiff, CF14 5FN



Asking price £230,000 Leasehold

A DELIGHTFUL GROUND FLOOR retirement apartment, situated in the desirable Llys Faith development and benefitting from having a PATIO AREA accessed directly from the Living Room.

This apartment has the added benefit of a PARKING SPACE.

Call us on 0345 556 4104 to find out more.

Llys Faith, Ilex Close, Llanishen, Cardiff

Summary

Constructed in mid 2018 by multi-award winning retirement housebuilder McCarthy and Stone, Llys Faith is likely to become to be one our most sought-after developments and it is not difficult to understand why; a convenient location with the local village centre just under a quarter of a mile level walk where you will find a Post Office, a Co-operative Food supermarket, church, coffee shops, banks a hair salon, and pubs, cafes and newsagents. The village also has a doctor's surgery, a pharmacy, a dentist, and plenty of other local amenities. Just a short distance from a small retail unit that offers amenities which include Marks & Spencer supermarket, Boots and a coffee shop. Llanishen Park is a lovely green space just a ten minute stroll from the complex Llanishen is a pleasant and peaceful suburb north of Cardiff, with enviable connections to the city centre and to the M4 motorway. The local leisure centre is adjacent to the development offering swimming, badminton and a host of other activities.

Llys Faith is a 'Retirement Living' development designed for independent living for those aged over 60 years. There is peace-of-mind provided by the day-to-day support of our excellent House Manager who will oversee the smooth running of the development. In addition all apartments are equipped with a 24-hour emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance.

There are plenty of regular activities to choose from including; fitness classes, coffee mornings, games and quiz nights to name but a few and whilst there is something for everyone there is certainly no obligation to participate and home owners can 'dip in and out' of activities as they wish.

The property enjoys excellent communal facilities including a Homeowners lounge, scooter store and landscaped gardens. There is also the excellent guest suite widely used by visiting family and friends for which a small charge applies.

Hallway

With a solid Oak-veneered entrance door with spy-hole, security intercom system that provides both a visual (via the

home-owners TV) and verbal link to the main development entrance door. Emergency pull cord, double-doors to utility cupboard with light, shelving, Gledhill boiler supplying hot water, concealed Vent Axia system and automatic washer/dryer. A feature glazed panelled door leads to the Living Room.

Living Room

A large and bright living room with door leading onto a beautiful patio. Feature glazed panelled double door leads to the kitchen.

Kitchen

With a double-glazed window. Excellent range of soft cream, gloss-fronted units with contrasting laminate worktops and matching upstands incorporating a stainless steel inset sink unit. Integrated appliances comprise; a Bosch four-ringed hob with a modern glazed splash-panel and stainless steel chimney hood over, Bosch waist-level oven and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

Bedroom

A lovely well-proportioned double bedroom with a double-glazed window. 'Dimplex' panel heater. Walk-in wardrobe with auto-light, hanging rails, shelving and integrated drawer unit.

Shower Room

A modern facility with a white suite comprising; a 'back to the wall' WC with concealed cistern, vanity wash-basin with undersink cupboard and work surface over, fitted mirror with integral light and shaver point, and a walk-in, level access shower with glazed screen. Ladder radiator, ceiling spot light, extensively tiled walls and wet room flooring.

Service Charge (breakdown)

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

1 bed | £230,000

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Service charge is £279.14 per month and due for review in 30/06/2027.

Lease Information

Ground Rent: £425 per annum
Ground Rent Review Date: January 2033
Lease Length: 999 Years from January 2018
Managed by McCarthy and Stone Management Services

Additional Information & Services

- Full Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE
ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY
CONSULTANT

