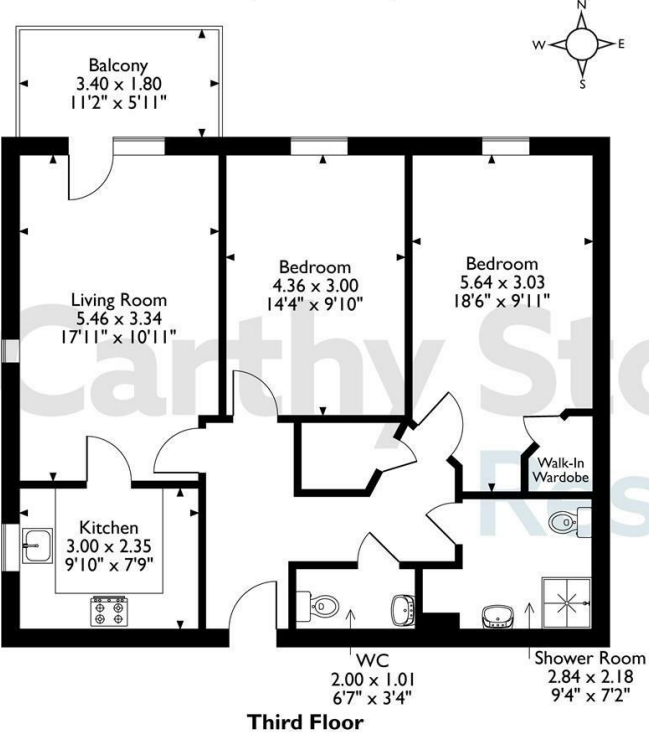
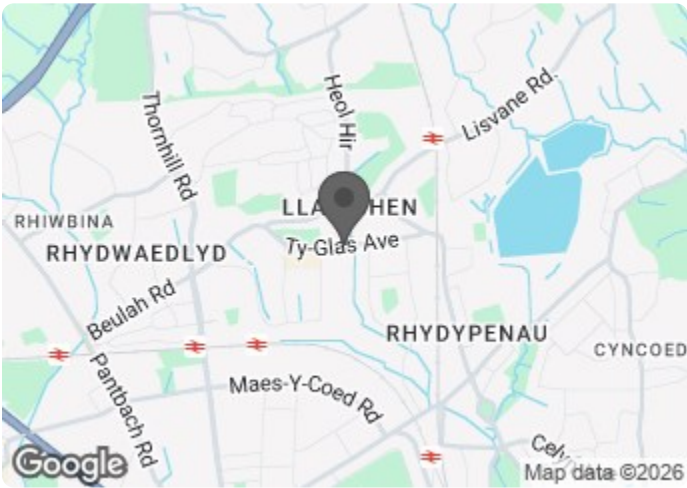


Llys Isan, Apartment 45, Ilex Close, Cardiff  
Approximate Gross Internal Area  
76 Sq M/818 Sq Ft



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

## 45 Llys Isan

Ilex Close, Llanishen, Cardiff, CF14 5DZ



Asking price £365,000 Leasehold

A beautifully presented third floor retirement apartment situated within this stunning development offering quality care services delivered by McCarthy Stone experienced CIW registered Estates team. This two bedroom apartment offers a modern kitchen with integrated appliances, living room with access out on to a walk out balcony, two bedrooms and modern shower room.

\*NO ONWARD CHAIN\*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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 that 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 commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Llys Isan, Ilex Close, Llanishen, Cardiff, CF14 5DZ

**Introduction:**  
Constructed in mid 2018 by multi-award winning retirement housebuilder McCarthy Stone, Llys Isan is a very sought-after development, 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. 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.  
There are plenty of regular activities to choose from within Llys Isan too, these include; 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.

Llys Isan is a 'Retirement Living Plus' development designed for independent living for those aged over 70 years. There is peace-of-mind provided by the 24 hour support of our excellent Estate Manager and team who oversees the smooth running of the development. In addition all apartments are equipped with an emergency call facility and sophisticated intercom system providing both a visual and verbal link to the main development entrance. The development enjoys outstanding communal facilities including a communal lounge, fantastic Bistro serving excellent meals, light bites and refreshments. There is also a wellness centre, scooter store and landscaped gardens. The development also has the popular guest suite, widely used by visiting family and friends for which a small charge per night applies.

**Entrance Hall:**  
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. 'Dimplex' panel heater, Emergency pull cord, walk-in store/airing cupboard with light, shelving, Gledhill boiler supplying hot water and concealed Vent Axia system. A feature glazed panelled door leads to the Living Room.

**Cloakroom & WC**  
With white back to wall WC with concealed cistern, vanity wash-basin with cupboard beneath and mirror with integral light over. Emergency pull cord, ceiling spot light, half tiled walls and fully tiled floor.



**Living Room:**  
A very generous size room with an attractive French door opening onto a balcony. Panel heater and a feature glazed panelled door leads to the kitchen.

**Kitchen:**  
Excellent range of soft cream, gloss-fronted units with contrasting laminate worktops and matching upstands incorporating a 'Blanco' slate grey single drainer 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.

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

**Bedroom Two:**  
With double-glazed window. Panel heater.

**Shower Room:**  
A modern facility with a white suite comprising; walk-in, level access shower, a 'back to the wall' WC with concealed cistern, vanity wash-basin with under sink cupboards and work surface over, fitted mirror with integral light and shaver point. Ladder radiator, ceiling spot light, extensively tiled walls and tiled flooring.

**Parking**  
This apartment comes with an allocated parking space included.

**Further Information:**  
Excellent transport links nearby with Llanishen train station only 0.7 miles from Llys Isan having regular connections to Cardiff Central in only 12 minutes. The bus stop is located right outside the development with a service to the City Centre, so residents can enjoy the huge range of shops, attractions and events in Wales' capital city. Just opposite the development is a retail park full of shops such as Marks & Spencer food hall, Laura Ashley, Boots the chemist, Homesense, Starbucks etc.

**Service Charge**  
What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts



## 2 bed | £365,000

- Heating and lighting in communal areas
- The running costs of the onsite bisrto
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Annual Service Charge: £15,773.69 for financial year ending 31/03/2026.

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs.  
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

**Lease**  
Lease: 999 Years from January 2019  
Ground Rent: £510 per annum  
Ground Rent Review: January 2034

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 that can assist with service charges or living costs.

- 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 speak with our Property Consultant today.

