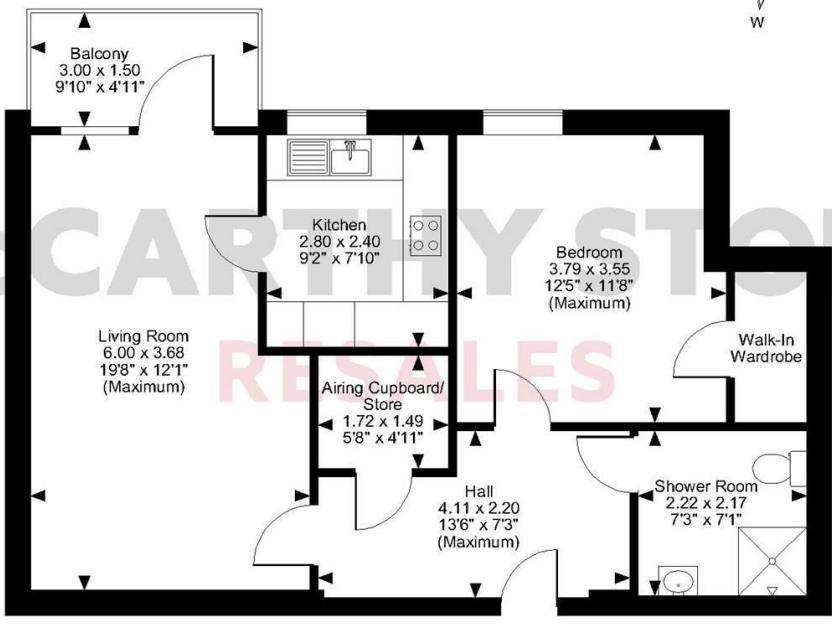
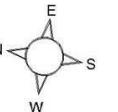


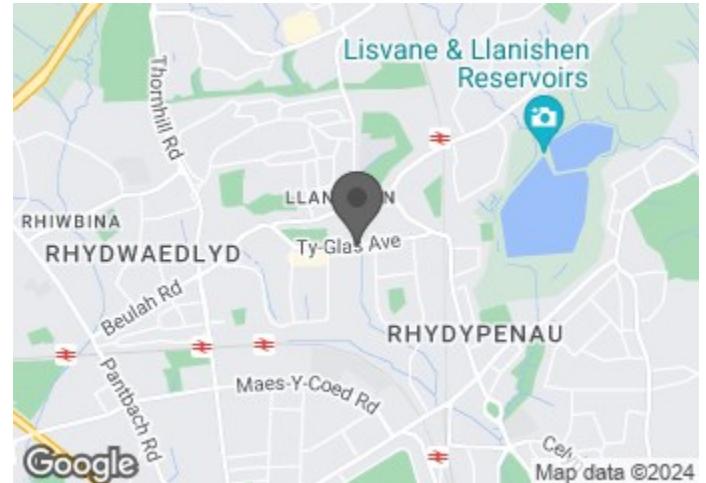
Llys Isan, Ilex Close, Llanishen, Cardiff  
Approximate Gross Internal Area  
640 Sq Ft/59 Sq M  
Balcony external area = 48 Sq Ft/5 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
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	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

## McCARTHY STONE RESALES

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McCARTHY STONE  
RESALES

25 LLYS ISAN  
ILEX CLOSE, LLANISHEN, CARDIFF, CF14 5DZ



Second floor, one bedroom retirement apartment with walk out balcony overlooking the landscaped communal gardens, situated in this beautiful, energy efficient development. Stunning communal spaces such as the homeowners lounge, bistro and wellness suite, all easily accessible via the lift service.



**ASKING PRICE £265,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
[resales@mccarthyandstone.co.uk](mailto:resales@mccarthyandstone.co.uk) | [mccarthyandstoneresales.co.uk](http://mccarthyandstoneresales.co.uk)

# LLYS ISAN, LLANISHEN, CARDIFF, CF14 5DZ

## INTRODUCTION:

A 'Retirement Living PLUS' development designed for independent living for those aged over 70 years, Llys Isan offers the peace-of-mind provided by the day-to-day support of our 24/7 estate management team who oversee the smooth running of the development. Homeowners can also benefit from extensive domestic and care packages being available to suit individual needs and budgets. One hour of domestic assistance per week is already included in the service charge.

The development enjoys fantastic communal facilities including a beautiful lounge for homeowners, bistro with a fantastic, varied and inexpensive menu, laundry room and scooter store. There is also a wellness centre with an on site hairdresser who usually comes weekly, 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.

Constructed in mid 2018 by multi-award winning retirement housebuilder McCarthy Stone, Llys Isan is one of 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 supermarket, church, coffee shops, banks, a hair salon, nail bar, 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 'dip in and out' of activities as they wish.

## 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.

## LIVING ROOM:

A spacious room with an attractive French door and side-panel opens onto a very pleasant balcony with an easterly aspect overlooking the landscaped communal gardens. Two pendant lights fittings, Panel heater and TV and Telephone point. Plug sockets are elevated for ease of use. A feature glazed panelled double door leads to the well equipped kitchen.

## KITCHEN:

With an electrically operated double-glazed window for ease of use. 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 four-ringed halogen hob with a modern glazed splash-panel and stainless steel chimney hood over, waist-level oven and concealed fridge and freezer. Ceiling spot light fitting and tiled floor.

## DOUBLE BEDROOM:

A well-proportioned double bedroom having a double-glazed window. Walk-in wardrobe with auto-light, hanging rails, shelving and integrated drawer unit. TV and Telephone point and 'Dimplex' panel heater. Plug sockets are elevated for ease of use

## 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 undersink cupboards and work surface over, fitted mirror with integral light and shaver point above. Heated, thermostatically controlled towel rail, ceiling spot light, extensively tiled walls and tiled floor.

## FURTHER INFORMATION:

There is no car parking space available with this apartment but, for those who do drive, it is possible that a car may quickly become unnecessary as there are excellent transport links nearby

# 1 BED | £265,000

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 and Spencer food hall, Specsavers, Boots the chemist, Homesense, Starbucks etc.

## LEASE INFORMATION:

Managed by McCarthy and Stone Management Services

Lease 999 Years from January 2018

Ground Rent: £435 per annum

Ground Rent Review date: January 2034

## SERVICE CHARGE:

The service charge includes-

- One hour domestic assistance each week
- The running costs of the bistro
- Cleaning of communal windows and exterior of apartment windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- The cost of the Laundry Room (washing machines & tumble dryers)
- 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
- Estate Manager & Team

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

Service charge: £9,673.56 per annum (for financial year ending 31/03/2024)

