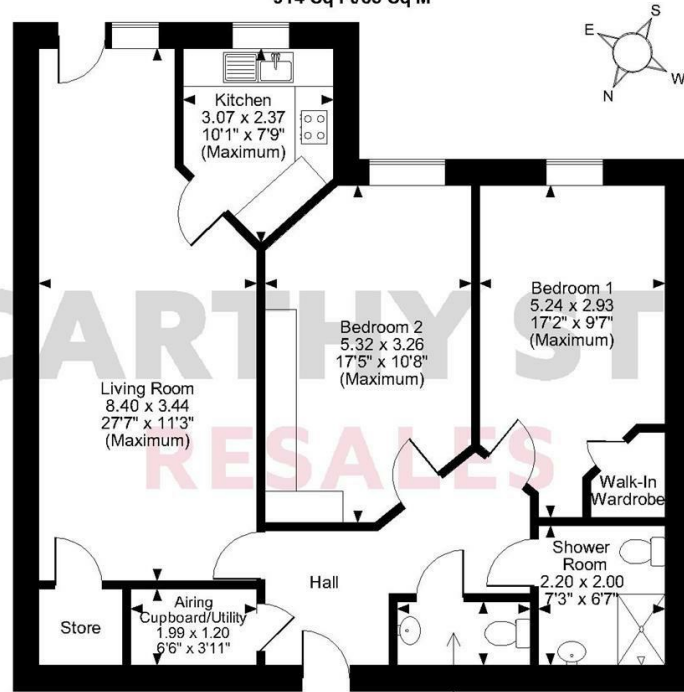


Llys Isan, Ilex Close, Cardiff
Approximate Gross Internal Area
914 Sq Ft/85 Sq M



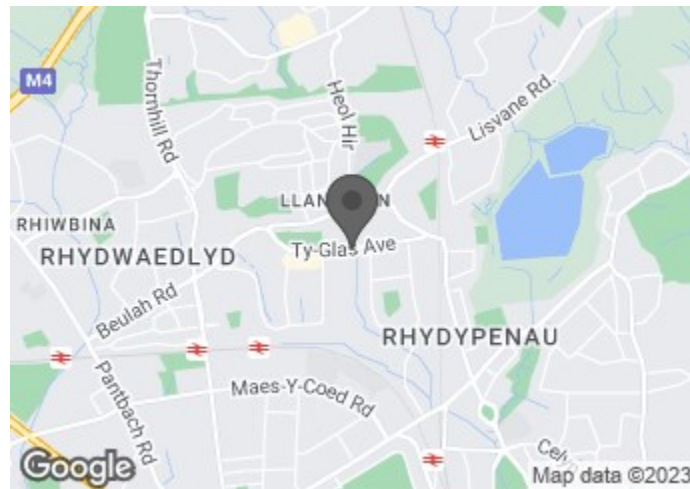
Ground Floor Flat

Cloakroom
2.10 x 1.00
6'11" x 3'3"

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: F



| Energy Efficiency Rating | | |
|---|-----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 85 | 85 |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

McCARTHY STONE RESALES

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McCARTHY STONE RESALES

6 LLYS ISAN ILEX CLOSE, CARDIFF, CF14 5DZ



An absolutely beautifully presented ground floor retirement apartment situated within this stunning development. This two bedroom apartment offers a modern kitchen with integrated appliances, a 27'7 foot sitting room with access out on to a patio, two bedrooms, modern shower room and an additional cloakroom.

ASKING PRICE £375,000 LEASEHOLD

For further details, please call **0345 556 4104**
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LLYS ISAN, ILEX CLOSE, LLANISHEN, CARDIFF, CF14 5DZ

INTRODUCTION:

An absolutely beautifully presented ground floor apartment situated within this stunning development. This two bedroom apartment offers a modern kitchen with integrated appliances, a 27'7 foot sitting room with access out on to a patio, two bedrooms, modern shower room and an additional cloakroom.

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 of £25 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:

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 a patio. Panel heater, walk-in store cupboard with auto light and a feature glazed panelled door leads to the kitchen.

KITCHEN:

With an electrically operated double-glazed window. 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 a large, full length, double-glazed window. Modern, white, fitted wardrobes and draws. Panel heater.

WET 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



2 BED | £375,000

over, fitted mirror with integral light and shaver point. Ladder radiator, ceiling spot light, extensively tiled walls and wet room flooring.

FURTHER INFORMATION:

There is no car parking space available with this fine apartment but for those who do drive it is possible that a car may quickly become unnecessary as there are 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 and Spencer food hall, Laura Ashley, Boots the chemist, Homesense, Starbucks etc.

SERVICE CHARGE:

The service charge includes

- One hour domestic assistance each week
- Cleaning of communal windows and exterior of apartment 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
- Estate Manager & Team
- The running of the on site bistro

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: £12,884.30 per annum (for financial year ending 31/03/2024)

LEASE

999 Years from January 2018

Ground Rent: £510 per annum

Ground Rent Review Date: January 2034

Managed by McCarthy and Stone Management Services

