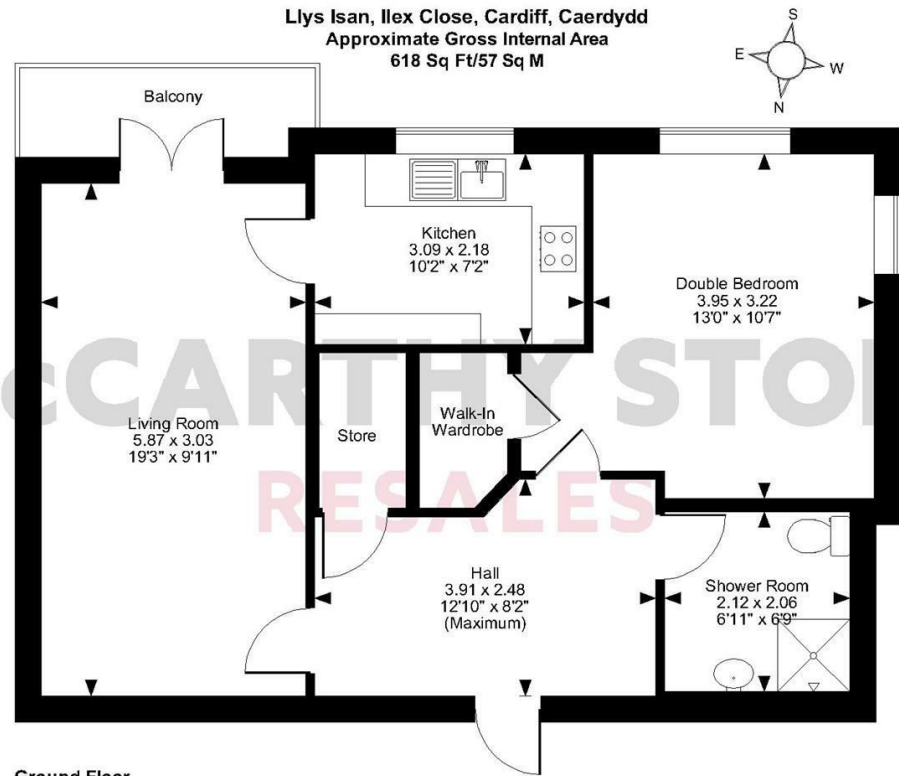


Llys Isan, Ilex Close, Cardiff, Caerdydd  
Approximate Gross Internal Area  
618 Sq Ft/57 Sq M

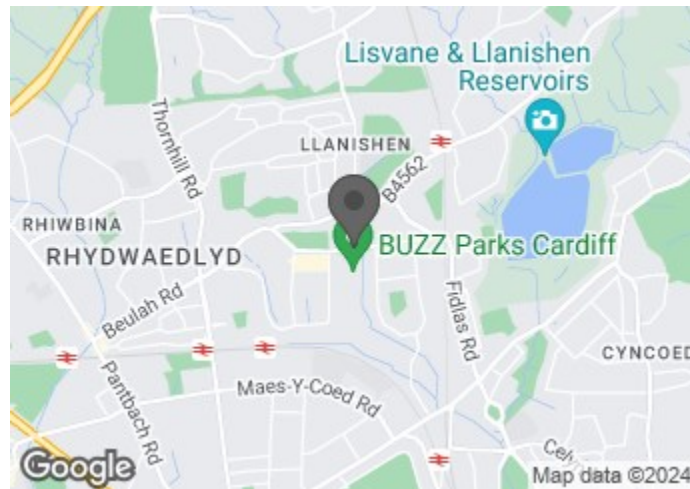


Ground Floor

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) <b>A</b>		<b>89</b>	<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

**McCARTHY STONE**  
**RESALES**

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**McCARTHY STONE**  
**RESALES**

**31 LLYS ISAN**  
ILEX CLOSE, LLANISHEN, CARDIFF, CF14 5DZ



A beautifully presented, second floor retirement apartment with South facing walk out balcony. Lift access to all floors makes the communal facilities very accessible, such as the stunning bistro, homeowners lounge and landscaped communal gardens.

**ASKING PRICE £275,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# LLYS ISAN, ILEX CLOSE, 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 wonderful communal facilities including a beautiful homeowners' lounge, bistro with a varied and inexpensive menu, laundry room and scooter store. There is also a wellness centre, 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.

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.

## THE LOCAL AREA

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, 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.

## ENTRANCE HALL

Boasting a robust entrance adorned with solid oak veneer, complete with a discreet spy-hole and a state-of-the-art security intercom system, this residence ensures both visual and verbal connectivity to the main entrance of the development. The entrance door opens to reveal a 'Dimplex' panel heater, an emergency pull cord for added safety, and a convenient walk-in store/airing cupboard, equipped with ambient lighting, well-organised shelving, a Gledhill boiler providing ample hot water, and a concealed Vent Axia system. The transition to the Living Room is marked by an inviting feature glazed panelled door, adding a touch of sophistication to this welcoming space.

## LIVING ROOM

A welcoming room with double doors opening on to a walk out, south facing balcony. Panel heater, two pendant lights fittings, TV and Telephone point. Plug sockets are elevated for ease of use. 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 halogen 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.

## DOUBLE BEDROOM

A lovely well-proportioned double bedroom having a very large double-glazed window, with a further window to the side, making this a lovely light and airy room. Walk-in wardrobe with auto-light, hanging rails, shelving and integrated drawer unit. TV and Telephone point, 'Dimplex' panel heater and emergency pull cord, 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 cupboard and work surface over, fitted mirror with integral light and shaver point above. Ladder radiator, emergency pull cord, ceiling spot light, extensively tiled walls and fully tiled flooring.

## 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 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, Boots the chemist, Homesense, Starbucks etc.

## LEASE INFORMATION

999 Years from January 2018  
Managed by McCarthy and Stone Management Services  
Ground Rent: £435 per annum.  
Ground rent review date: Jan 2034

# 1 BED | £275,000

## SERVICE CHARGE

The service charge includes -

- One hour domestic assistance each week
- The cost of the excellent Estate Manager & 24/7 on site team
- Running costs of the on site 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
- 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

The Service charge does not cover 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: £11,463.56 per annum (£955.30 per month) for financial year ending 31/03/2025

## ADDITIONAL INFORMATION

**\*\* Entitlements Service \*\*** Check out benefits you may be entitled to, to support you with service charges and living costs.

**\*\* Part Exchange \*\*** We offer a Part-Exchange service to help you move without the hassle of having to sell your own home.

**\*\* Removal Service \*\*** Get a quote from our Partner Removal Service who can declutter and move you in to your new home.

**\*\* Solicitors \*\*** Get a quote from our panel solicitors who have dealt with a number of sales and purchases and therefore familiar with the McCarthy Stone set up.

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

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

