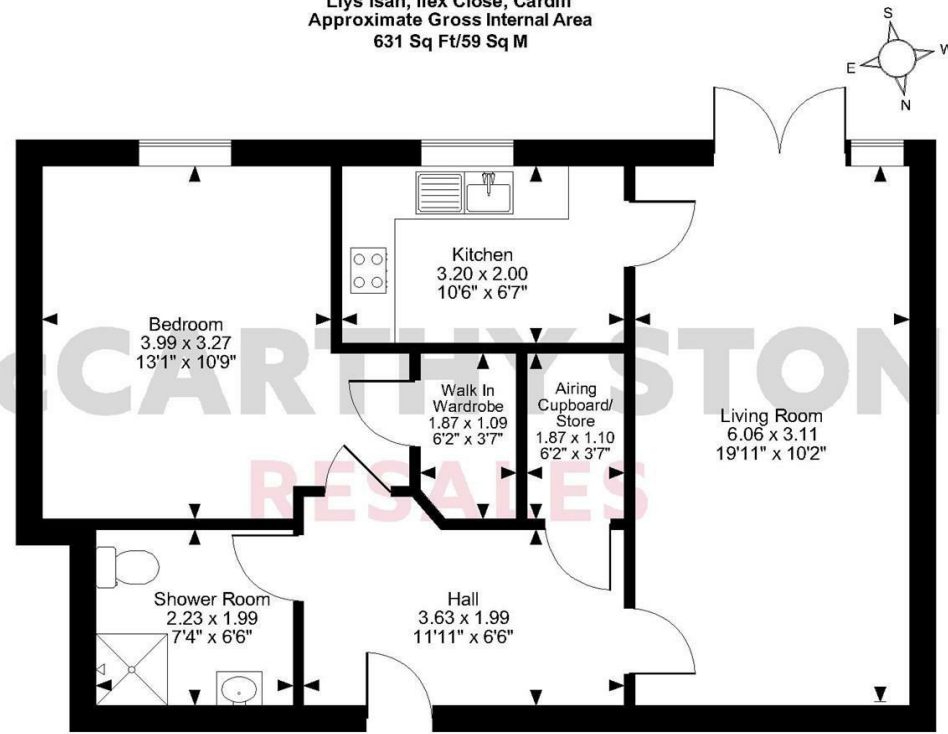


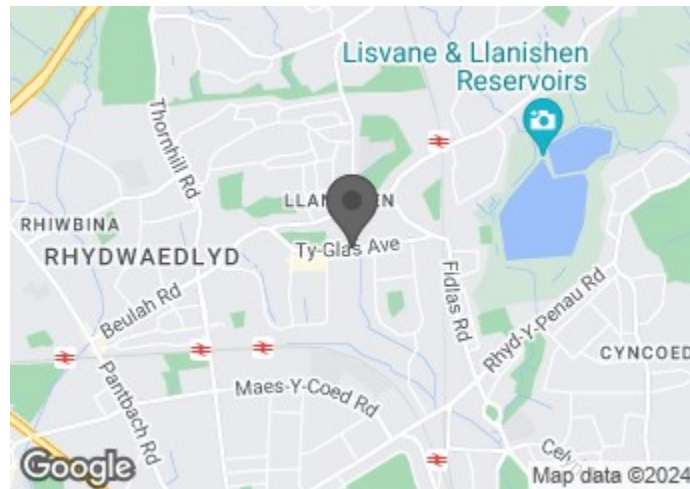
Llys Isan, Ilex Close, Cardiff  
Approximate Gross Internal Area  
631 Sq Ft/59 Sq M



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8607298/MPE

**COUNCIL TAX BAND: E**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>88</b>	<b>88</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**

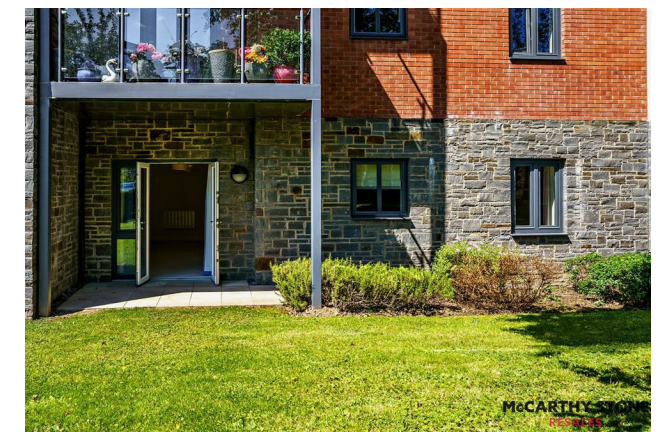
This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties 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.



McCarthy & Stone Resales Limited, Trading as McCarthy Stone Resales • T: 0345 556 4104 • W: mccarthyandstoneresales.co.uk  
Registered Office: 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Registered in England and Wales No. 10716544

**McCARTHY STONE  
RESALES**

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



Very well presented ground floor retirement apartment with access out on to a South facing patio from the living room. Double bedroom with walk in wardrobe and modern shower room with walk in shower.

\*On Site Bistro\* \*Energy Efficient\* \*Pet Friendly\*

**ASKING PRICE £285,000 LEASEHOLD**

For further details, please call **0345 556 4104**

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

# LLYS ISAN, LLANISHEN, CARDIFF, CF14

## 5DZ

### LLYS ISAN

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 '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.

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 homeowners 'dip in and out' of activities as they wish.

### THE LOCAL AREA

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.

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

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

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 opening onto a very pleasant South facing patio area. 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, emergency pull cord, ceiling spot light, extensively tiled walls and tiled floor.

### PARKING 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, Specsavers, 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
- Heating and lighting in communal areas

## 1 BED | £285,000

- The running costs of the onsite restaurant
- 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.

Service charge: £11,463.56 per annum (£955.30 per month) for financial year ending 31/03/2025

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

### LEASE

Managed by McCarthy and Stone Management Services

Lease 999 Years from January 2018

Ground Rent: £435 per annum

Ground Rent Review date: January 2034

### ADDITIONAL INFORMATION & SERVICES

- Ultrafast 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.

