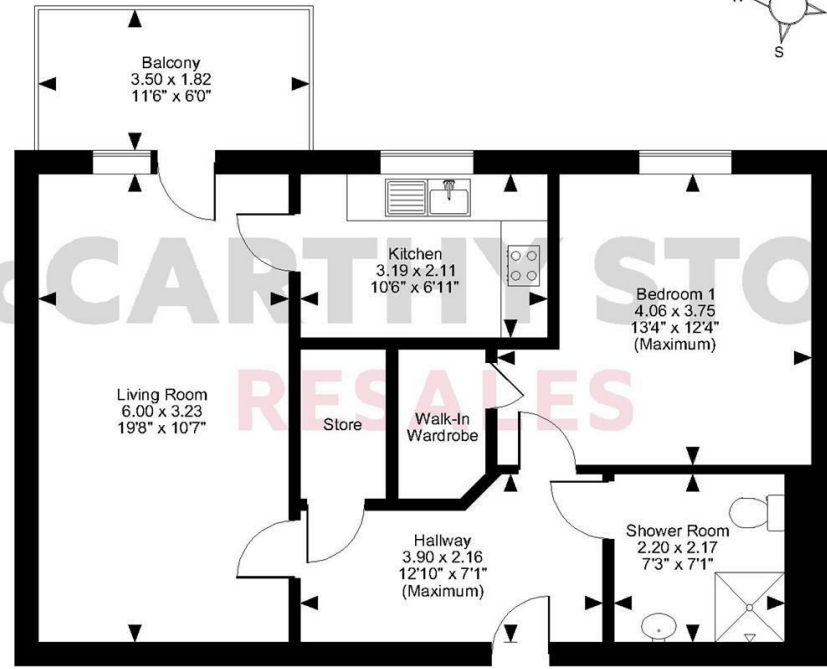
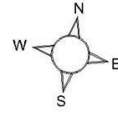
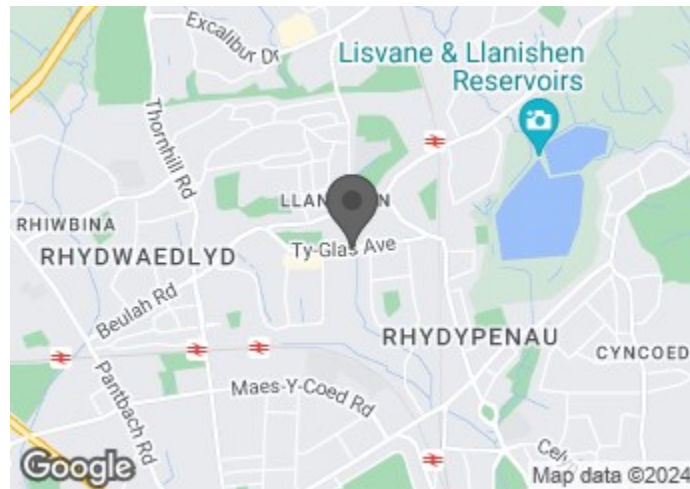


Llys Isan, Ilex Close, Cardiff
 Approximate Gross Internal Area
 640 Sq Ft/59 Sq M
 Balcony external area = 69 Sq Ft/6 Sq M



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

**McCARTHY STONE
 RESALES**

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**McCARTHY STONE
 RESALES**

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



A beautifully presented second floor, one bedroom retirement apartment with walk out balcony, situated within this stunning energy efficient development. Easily accessible to the on site bistro, homeowners lounge, wellness suite and landscaped communal gardens.

ASKING PRICE £262,000 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:

Constructed in 2019 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.

LIVING ROOM:

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

BALCONY:

A lovely, good size walk out balcony with room for pots and table & chairs.

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., 'Dimplex' panel heater, plug sockets are elevated for ease of use.

WETROOM:

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

1 BED | £262,000

LEASE INFORMATION:

999 Years from January 2019
Managed by McCarthy and Stone Management Services
Ground Rent: £435 per annum
Ground Rent Review Date: January 2034

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

