



LLYS FAITH, MCCARTHY & STONE

ILEX CLOSE





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ILEX CLOSE, CF14 5FN - £3,700 PCM



2 bedroom(s)



2 bathroom(s)



920.00 sq ft

JeffreyRoss are delighted to offer this unique rental opportunity at the superb McCarthy & Stone retirement development in Llanishen. 'Llys Faith' is a development of executive apartments designed for an independent lifestyle post-retirement. The development offers an extensive list of benefits – as well as becoming part of a welcoming community of likeminded 60-something retirees, renting in the block also offers an on-site house manager, 24-hour emergency call-out system and a rental payment which will include the service charge. On site, the development offers a homeowners lounge which is used by all residents in the community a landscaped garden, lift to all floors, allocated parking and a guest suite which can be used by family or friends, whilst visiting.

On offer for rent, here, is apartment 36 – a top-floor apartment which shares the upper levels with 3 other apartments and is handsomely presented to offer a wonderful apartment with two spacious double bedrooms, the master offering from ensuite shower room and walk-in wardrobe. The second bedroom is currently set-up as a dining room but could be easily converted to a bedroom and would be a generous space. A second bathroom is also offered, off the hallway. The living space is an excellent size with access onto a large south facing balcony with lovely tree-top views. The kitchen is accessed from the lounge and offers excellent storage and integrated appliances to include a dishwasher. The property further benefits large storage cupboard – a wonderful opportunity and one we are proud to offer. For more information, please call Jon in our Llanishen Office on 02920 499680.

PROPERTY SPECIALIST

Jon Hooper-Nash
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Director







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	













The Teifi

2 bedroom apartment



Living Room (Max.)
18'2" x 17'2" (5556mm x 5225mm)

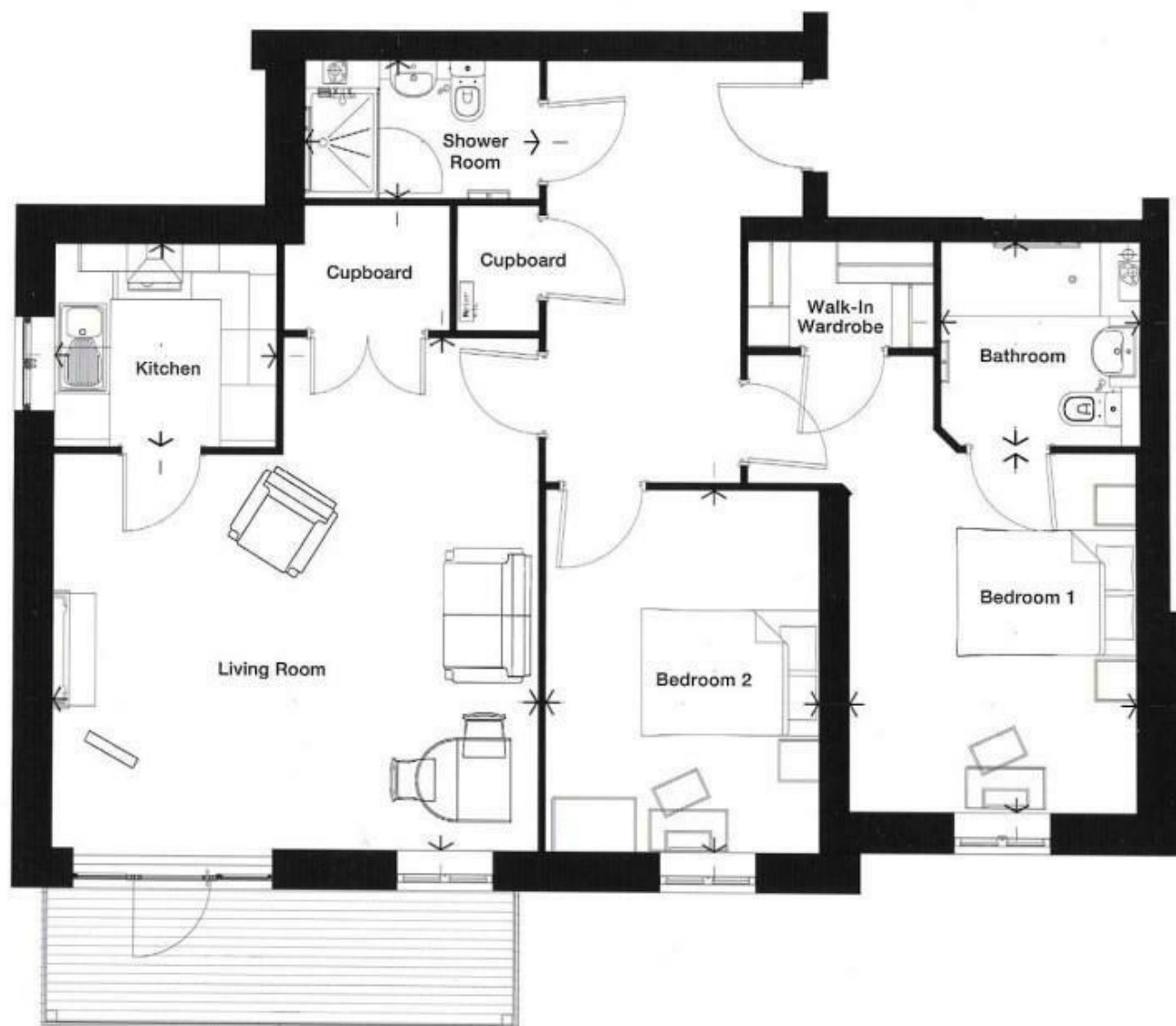
Kitchen (Max.)
7'10" x 7'3" (2400mm x 2200mm)

Bedroom 1 (Max.)
12'8" x 10'1" (3870mm x 3072mm)

Bedroom 2 (Max.)
12'10" x 9'7" (3903mm x 2930mm)

Bathroom (Max.)
7'3" x 5'2" (2200mm x 2120mm)

Shower Room (Max.)
8'3" x 4'11" (2526mm x 1500mm)



See individual apartment plans for specific details.
Arrows denote measurement points

The dimensions given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment. No responsibility can be accepted for any mis-statement in this leaflet, which is not a contract nor forms any part of any contract. The company also reserves the right to alter specification without notice.

Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to buy, please contact the Sales

www.jeffreyross.co.uk

Jeffrey Ross