









# Balcony Kitchen Bedroom 1 Bedroom 2 Lounge Store Store

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## welcome to Llys Isan Ilex Close, Llanishen Cardiff

- Within This Popular Retirement Complex
- Generous Reception Room With **Private Balcony**
- Separate Kitchen Inclusive Of Some **Appliances**

£375,000

- Rarely Available Top Floor Apartment Master Bedroom With Large Built In Wardrobes
  - Second Double Bedroom With Pleasant Views



**Entrance Hall Reception Room** 21' 9" x 10' 8" ( 6.63m x 3.25m )

#### Kitchen

9' 8" widest x 7' 8" widest ( 2.95m widest x 2.34m widest)

### Balcony

**Master Bedroom** 17' 5" x 10' 1" ( 5.31m x 3.07m )

#### **Bedroom Two**

17' x 10' 3" (5.18m x 3.12m)



**Bathroom** Cloakroom - W/c **Parking Communal Facilities** 

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