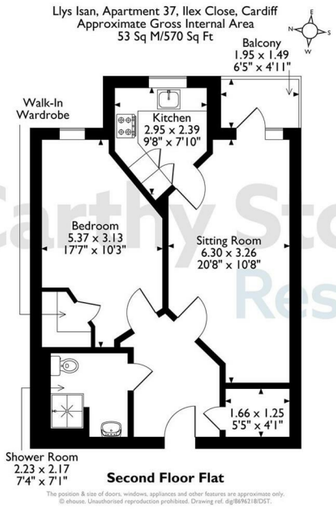
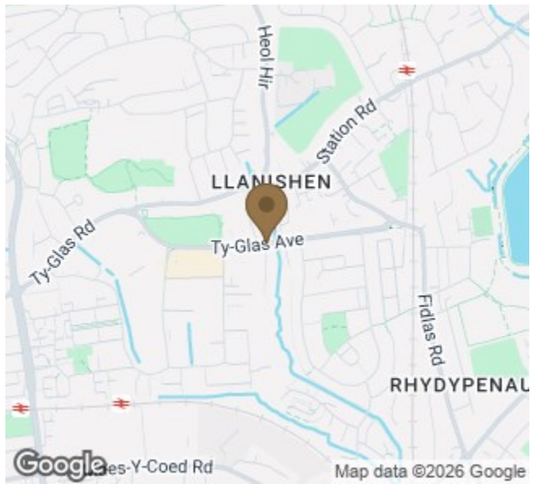
Excellent

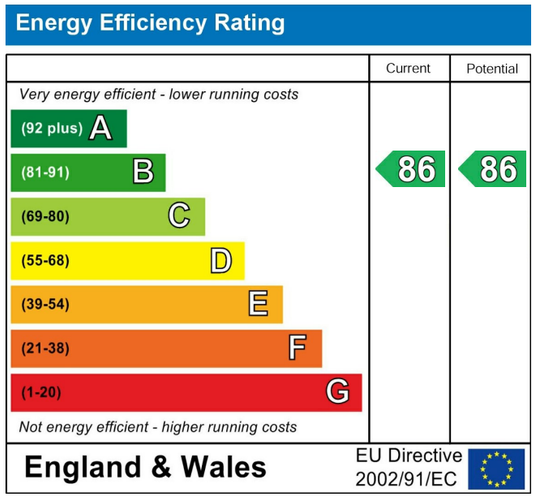
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Registered in England and Wales No. 10716544

The Property Ombudsman







37 Llys Isan

Ilex Close, Llanishen, Cardiff, CF14 5DZ

1 1 Council Tax Band: E

Looking for the perfect retirement property? If you like the idea of living in a close-knit community, with support on hand should you need it, then 37 Llys Isan could be the ideal place for you. Contact our team to arrange an appointment to view.

Asking price £255,000
Leasehold

0345 556 4104
resales@mccarthyandstone.co.uk
mccarthyandstoneresales.co.uk

Why you'll love living here:

- One Bedroom Apartment With No Onward Chain
- Door Out From Living Room On To South Easterly Facing Balcony
- Kitchen With Integrated Appliances
- Double Bedroom With Walk In Wardrobe
- On Site Bistro Serving Meals & Snacks Daily
- Homeowners Lounge & Wellness Suite
- Laundry Room & Mobility Scooter Store
- Lift Service To All Floors
- Estate Manager & 24/7 On Site Staffing, Along With 24/7 Careline Via Pull Cords & Pendant
- Guest Suite For Visiting Friends & Family

McCarthy & Stone
Resales.

Trustpilot Rated Excellent

37 Llys Isan, Llanishen, Cardiff

1 | 1 | Asking price £255,000

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 can ‘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 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 hallway includes a 'Dimplex' panel heater, an emergency pull cord for added safety, and a convenient walk-in store/airing cupboard, equipped with shelving, a Gledhill boiler providing ample hot water, and a concealed Vent Axia system.

Living Room
A welcoming room with French doors opening on to a walk-out south east facing balcony which is large enough to house a bistro set. The room provides ample space for dining. TV and Telephone point, raised height electric points, two pendant light fittings and a panel heater. A feature glazed panelled door leads to the kitchen.

Kitchen
With an electrically operated double-glazed south east facing window. Excellent range of soft cream, gloss-fronted units with contrasting worktops and matching upstands incorporating a 'Blanco' slate grey single drainer inset sink unit. Integrated appliances comprise; a Bosch four-ringed 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 south east facing window, 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, raised height power point, 'Dimplex' panel heater and emergency pull cord.

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 2019
Managed by McCarthy and Stone Management Services
Ground Rent: £435 per annum.
Ground rent review date: Jan 2034

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.

The annual service charge is £12'337.79 for the financial year ending 31st March 2027.

Additional Information
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.
- 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 CHECK OUR WEB PAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

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











