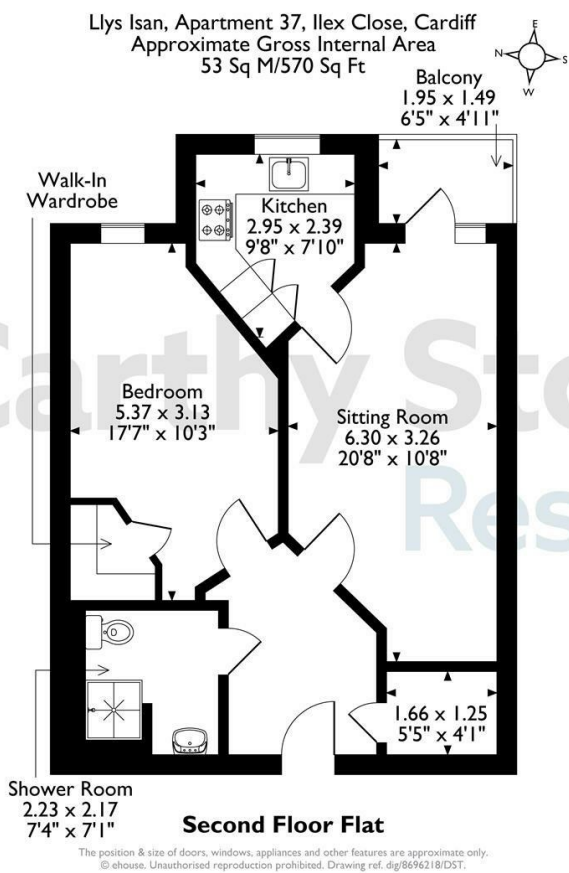
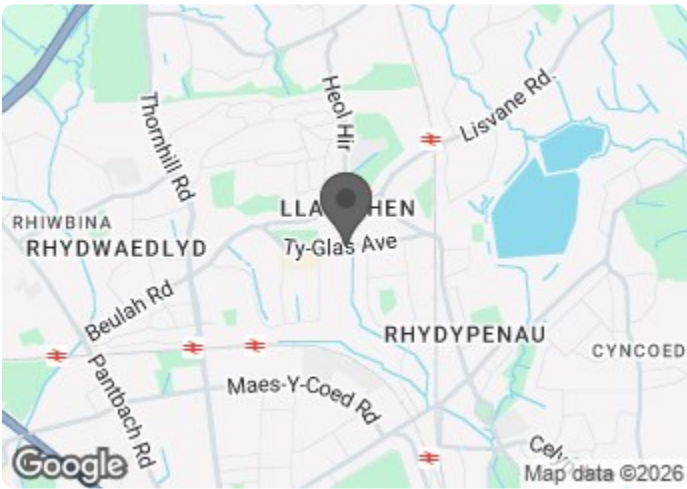


37 Llys Isan

Ilex Close, Llanishen, Cardiff, CF14 5DZ



Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(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	

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 reproduction of this document is strictly prohibited.

Asking price £260,000 Leasehold

A DELIGHTFUL ONE BEDROOM apartment with a sunny SOUTH EAST FACING ASPECT and WALK OUT BALCONY situated within this McCarthy Stone Llys Isan RETIREMENT LIVING development. Lift access to all floors makes the COMMUNAL FACILITIES very accessible, such as the WELCOMING BISTRO, HOMEOWNERS LOUNGE and BEAUTIFUL LANDSCAPED GARDENS.

Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

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

Llys Isan, Ilex Close, Llanishen, Cardiff, CF14 5DZ

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



1 bed | £260,000

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

