

Asking Price
£389,950

Ilex Close,
Llanishen, Cardiff,
CF14 5DZ

THOMAS H WOOD

2 Bedrooms
Retirement Property

An exceptionally well-presented and spacious two double bedroom ground-floor retirement apartment, situated within the highly regarded Llys Isan development by McCarthy Stone in Llanishen. This Retirement Living Plus development offers extensive on-site facilities, including a residents' bistro restaurant, communal lounge, hair salon/wellbeing suite, guest accommodation and 24-hour staffing, designed to provide independent living with additional comfort, security and support. The apartment benefits from a generous lounge with direct access onto a private patio adjoining communal gardens, a modern fitted kitchen, two double bedrooms, a wet room shower, separate WC and allocated parking. An excellent opportunity to enjoy a comfortable, sociable and low-maintenance retirement lifestyle.

Thomas H Wood are delighted to offer for sale this beautifully presented two double bedroom ground-floor retirement apartment, forming part of the prestigious Llys Isan development in the sought-after suburb of Llanishen, Cardiff. Constructed by McCarthy Stone, Llys Isan is a Retirement Living Plus development comprising 49 purpose-built apartments designed for independent retirement living for those aged 70 and over.

The development offers 24-hour on-site staffing, an Estates Manager, emergency call systems and optional domestic and personal care services. Residents can enjoy a bistro restaurant, homeowners' lounge, hair salon and wellbeing suite, guest accommodation, communal laundry facilities and attractive landscaped gardens. Lift access, mobility scooter storage and secure entry arrangements provide further convenience.

Apartment 6 occupies a desirable ground-floor position with a southerly aspect and direct access from the lounge onto a private patio adjoining the communal gardens. Internally, it offers spacious accommodation with a modern fitted kitchen, two double bedrooms with fitted wardrobes, a fully tiled wet room, separate WC and useful storage



COMMUNAL ENTRANCE

A secure communal entrance with keypad and electronic fob entry opens into a welcoming foyer with reception and management desk. The bistro restaurant is situated to the left of the main entrance. Continuing through the well-maintained communal corridor provides access to the hair salon and wellbeing facilities, together with other communal areas and services within the development.

ENTRANCE HALLWAY

Accessed via a timber entrance door into a spacious hallway providing access to all principal rooms. Wall-mounted electric heater, emergency pull-cord assistance system and built-in storage cupboards. A particularly generous cupboard houses the hot water cylinder, electricity meter and consumer unit with RCD protection, together with additional household storage space.



Features

- Spacious two double bedroom ground-floor retirement apartment
- McCarthy Stone Retirement Living Plus development for the over 70s
- Generous lounge with direct access to private patio and communal gardens
- Modern fitted kitchen, wet room shower and additional separate WC
- On-site bistro restaurant, hair salon/wellbeing suite and residents' lounge
- 24-hour on-site staffing, emergency call system and optional care services
- Attractive landscaped communal

LOUNGE

27'4" x 10'7"

An attractive, generously proportioned reception room with ample space for comfortable seating and dining furniture. UPVC double-glazed door with fitted Venetian blinds opens directly onto the private patio and communal gardens. Wall-mounted electric heater and a useful large storage cupboard to the rear with automatic sensor lighting. The garden access is a particularly appealing feature.









KITCHEN
8'7" x 7'8"
Modern fitted kitchen comprising contemporary wall and base units with contrasting charcoal-effect work surfaces. Inset black resin sink and drainer with chrome mixer tap, four-ring electric hob with stainless steel extractor over, built-in electric oven and grill and integrated fridge/freezer. UPVC double-glazed window to the front aspect and tiled flooring.

BEDROOM ONE
17'5" x 10'6"
A spacious principal double bedroom with UPVC double-glazed window to the front aspect, fitted roller blind and wall-mounted electric heater. Generous walk-in wardrobe with fitted hanging space, drawers and shelving, together with automatic sensor lighting.

BEDROOM TWO
17'4" x 9'9"
A further well-proportioned double bedroom with UPVC double-glazed window to the front aspect, fitted vertical blinds and wall-mounted electric heater. Modern fitted floor-to-ceiling wardrobes providing excellent hanging and storage space. Also suitable for visiting guests or as a study.

WET ROOM/SHOWER ROOM
7'1" x 6'6"
A contemporary, fully tiled wet room with modern white suite comprising low-level WC with concealed cistern and chrome flush plate, vanity wash hand basin with chrome mixer tap and storage cupboards beneath. Level-access shower area with chrome mixer shower, curtain rail and shower curtains. Fully tiled walls and flooring, wall-mounted illuminated mirror and chrome heated towel rail.

SEPARATE W.C.
6'11" x 3'3"
Conveniently situated off the hallway, with low-level WC, vanity wash hand basin with chrome mixer tap and matching cupboards beneath, illuminated wall mirror and half-tiled walls.

PRIVATE PATIO & COMMUNAL GARDENS
Direct access from the lounge to a small patio area providing space for a table and chairs and decorative pots and planters. The patio adjoins the attractive, well-maintained landscaped communal gardens, with a desirable southerly aspect.



2 BEDROOMS

1 BATHROOMS

1 RECEPTION ROOMS

ENERGY RATING: B

Information

- Postcode: CF14 5DZ
- Tenure: Leasehold
- Council Tax Band: F
- Floor Area: 893.00 sq ft
- Current EPC Rating: B
- Potential EPC Rating: B

PARKING
Allocated parking space within the development, subject to confirmation of the associated parking arrangements.

COMMUNAL FACILITIES & RETIREMENT LIFESTYLE
Llys Isan offers a bistro restaurant for meals and refreshments, a homeowners' lounge for social activities, and a hair salon and wellbeing suite offering treatments subject to availability. Residents also benefit from an on-site Estates Manager, 24-hour staffing, emergency assistance systems, optional domestic and personal care services and guest accommodation for family and friends (subject to booking and charges). Further facilities include communal gardens, laundry facilities, lifts, mobility scooter storage and secure entry.

TENURE
Tenure: Leasehold – 999 year lease from 1st January 2019. 991 Years remaining
Service charge: To be confirmed with the managing agents.
Ground rent: Approx £510 p.a. (£255 paid twice yearly)
The lease term, service charges, ground rent, parking rights and any transfer or contingency-fund fees should be verified before exchange of contracts.

ADDITIONAL INFORMATION
Age restriction: Retirement Living Plus development intended for purchasers aged 70 and over, subject to lease terms.
Heating: Electric heating.

VIEWING ARRANGEMENTS
Viewing is highly recommended to appreciate the spacious accommodation, ground-floor position and extensive lifestyle facilities of this attractive retirement development. All viewings are strictly by prior appointment through Thomas H Wood Estate Agents.

COUNCIL TAX
Band F









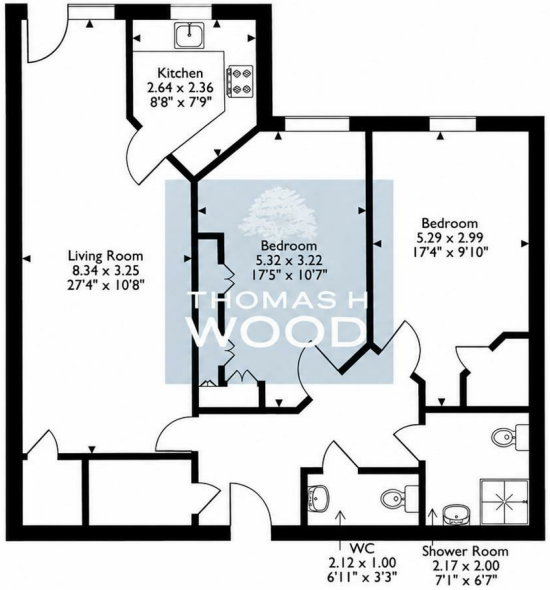


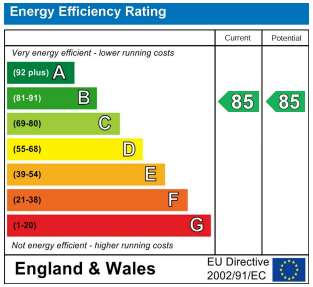






83 Sq M/893 Sq Ft

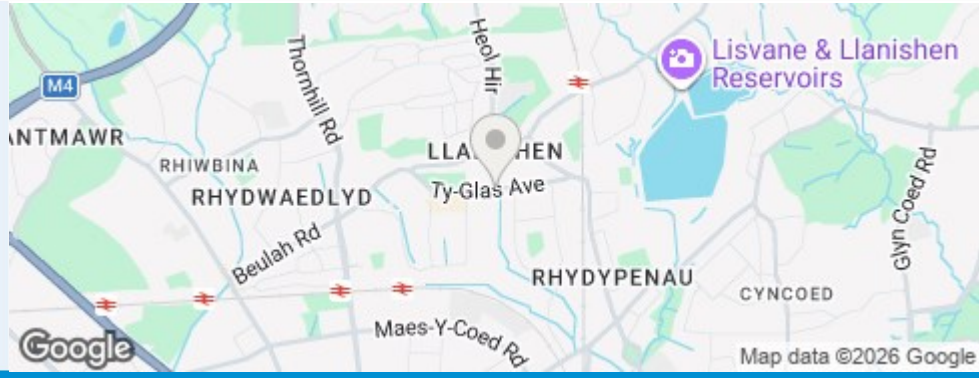




Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Llys Isan is conveniently situated in Ilex Close, within easy reach of Llanishen Village, which offers a range of local shops, cafés, pharmacy, Post Office and other everyday amenities. Nearby Llanishen Retail Park offers further shopping facilities, including Morrisons and Marks & Spencer Simply Food. Llanishen Leisure Centre, nearby parks and local open spaces provide recreational opportunities. Bus services and Llanishen railway station offer connections to Cardiff city centre and surrounding areas.

Thomas H Wood



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