



Edwards & Co
property sales & lettings

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Llanishen
Cardiff
CF14

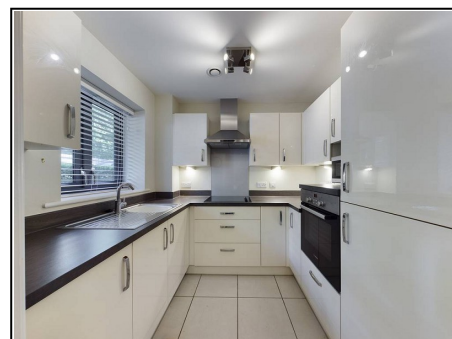
Guide Price £175,000



- Immaculately presented ground floor retirement flat
- Spacious and stylish living/dining space
- Generous double bedroom with dressing room
- Modern shower room with walk in shower
- Good size fully fitted kitchen
- Wonderfully maintained communal gardens
- On site manager, events and entertainment
- Communal areas, lounge and kitchen
- Sought after area, near local amenities
- Over 60s luxury retirement complex

Ref: PRA52714

Viewing Instructions: Strictly By Appointment Only



General Description

Retire in Style! Offering luxury retirement living in the highly sought after MCarthy & Stone Llys Faith development, this superbly appointed & show home standard one bedroom ground floor apartment is situated in a convenient location offering local amenities on the door step. Benefiting from superb communal areas throughout the complex which offer a range of regular residents activities.

Front & Entrance



Communal Entrance

Pathway to communal entrance front door, giving access to communal entrance hallway.



Communal Entrance Hall



Entrance Hall

Care-call alarm system, neutral carpet, inset LED spotlights, doors to all rooms.



Reception Room

Description as follows:



Living Area

Carpet, electric fire place with chrome and polished stone surround, single light pendant, open to dining area.



Dining Area

Carpet, PVC patio door to garden with PVC casement windows, , 'Dimplex' panel heater, single light pendant, open to living area.



Kitchen

Tiled floor, PVC window to front aspect, range of wall, base and drawer units in high gloss white with chrome handles and contrasting square edge countertops, integrated fridge freezer, inset oven, inset stainless steel sink with draining board and mixer tap, inset 4 ring electric hob with glass splash back and stainless steel chimney style extractor fan over, single chrome light fixture.



Bedroom 1 with Dressing Room

Carpet, PVC window to front aspect, 'Dimplex' panel heater, single light pendant, access dressing room.



Dressing Room

Carpet, integrated hanging rails, shelving and drawers in wood effect, single light pendant.



Shower Room

Tiled floor, part tiled walls, 3 piece white suite comprising hand wash basin with mixer tap inset to vanity unit, WC and walk in shower and mount for screen, ladder style heated towel rail, single brushed chrome light fixture.



Utility Cupboard

Single light pendant, space and plumbing for white goods.



Patio Sitting Area

Paved patio area accessed via dining area.



Communal Lounge

Stylish communal lounge with patio doors to communal garden.



Communal Kitchen

Communal kitchen accessible to residents via communal lounge.

Communal Garden

Paved area, outside light, decorative boarder of purple slate chippings, mature shrubs and bushes to surround.

Facilities

Additional facilities include;

On site Plant Room, Mobility Scooter Store, Refuse Store, ASHP Buffer Store, Guest Suite, Visitor WC, Parking.

On site communal events for residents e.g. fitness classes, movie nights, entertainment.

On site manager available Monday - Friday 9am - 3pm. Outside of these hours Tunstall is available 24/7 in case of an emergency.

Lease / Charges

We are informed by the vendor that Ground Rent is approximately £425.00 per annum.

We are informed by the vendor the Management Charge is approximately £203.22 per month.

We are informed by the vendor there are approximately 996 years remaining on the lease.

Services

Mains electricity, mains water, mains drainage

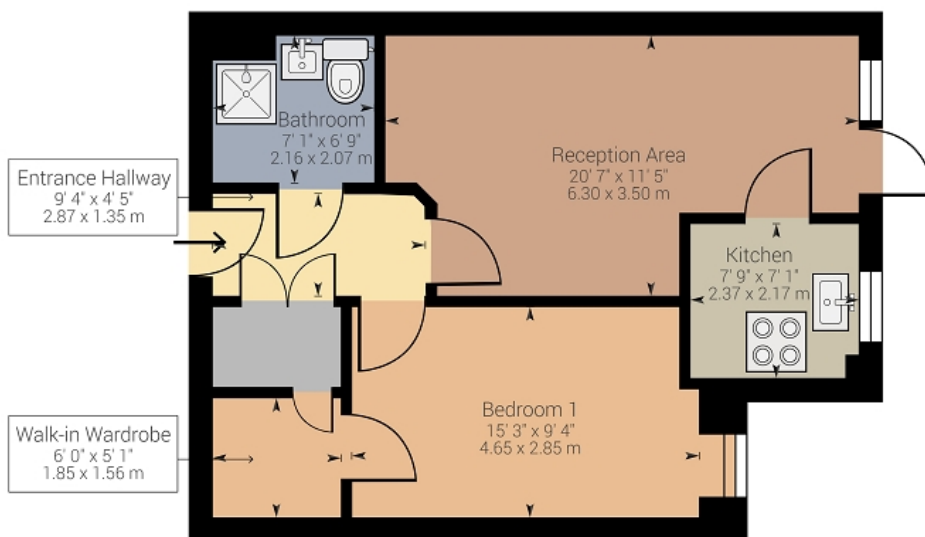
EPC Rating:88

Tenure

We are informed that the tenure is Leasehold

Council Tax



Band E



Approximate net internal area: 543.51 ft² / 50.49 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92+) A			(92+) A		
(81-91) B	88	88	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales EU Directive 2002/91/EC 				England, Scotland & Wales EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.