



Edwards & Co
property sales & lettings

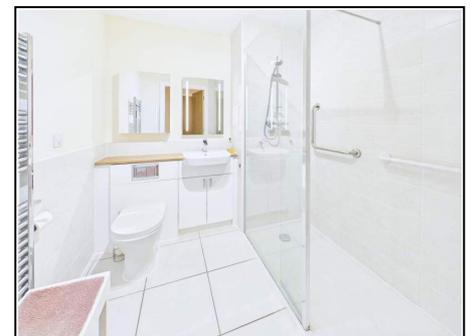
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**Llys Faith
Ilex Close
Cardiff
CF14**

Guide Price £235,000



- Modern ground floor apartment
- Spacious double bedroom + walk-in wardrobe
- Well presented and modern kitchen
- Sizeable living + dining room
- Large bathroom with walk in shower
- Communal lounge + communal patio area
- Allocated parking space + visitor parking
- 994 lease length.
- NO UPWARD CHAIN
- EARLY VIEWINGS ADVISED!



Ref: PRA53816

Viewing Instructions: Strictly By Appointment Only

General Description

A well presented 1 double bedroom ground floor apartment in Llanishen Edwards & Co are delighted to offer for sale this modern property convenient to local amenities in Llanishen. Llys Faith is a modern block of apartments built approximately 5 years ago. The property benefits from a large double bed, spacious living area and modern bathroom and kitchen. There is also an allocated parking space and the property has a lease length of approximately 994 years. With no upward chain and in good condition, this is not one to be missed.



Front & Entrance

A modern residential development featuring an inviting exterior with a combination of brick and render finishes. The building is designed with multiple storeys, showcasing a mixture of balconies and large windows that enhance natural light throughout the property.



Communal Entrance

The entrance is easily accessible from the parking area, which offers ample parking spaces for residents and visitors. The surrounding landscape is well-maintained, with neatly arranged shrubs and greenery that contribute to a pleasant and welcoming environment.



Entrance to property

well presented front door leading into the property.



Hallway

Entrance hallway leading to Bedroom, Living/Dining room and Bathroom. There is also a large storage cupboard.



Hallway Second Angle

As described.



Living/Dining Room

This spacious living area offers natural light and a welcoming atmosphere, enhanced by a patio door that lead to a outdoor patio space. The layout allows for various arrangement options, making it suitable for both relaxation and entertaining. The room also leads into the kitchen.



Living Area

As described.



Dining Area

As described. Door leading to the kitchen and patio door to rear patio area.



Kitchen

This well-designed kitchen features a modern layout with a combination of white cabinetry and sleek work surfaces. It boasts a spacious design with a clean and bright atmosphere, enhanced by ample natural light from the window. The room is complemented by a neutral tiled floor, contributing to its contemporary aesthetic. Perfect for functionality, this kitchen offers a practical workspace for culinary activities.



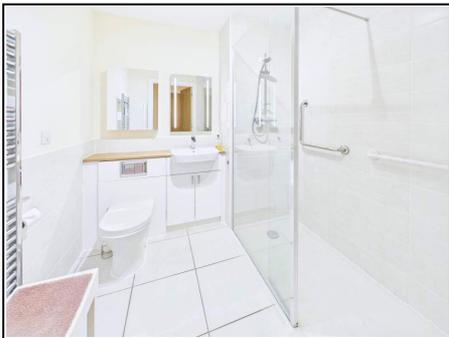
Bedroom 1

The bedroom provides for a very spacious double bedroom, there is ample light from the window to the rear aspect. There is also a door leading into the large walk-in wardrobe to the side.



Walk-in Wardrobe

Large walk-in wardrobe with storage cupboard to the side.



Bathroom

A modern bathroom comprising of a WC, wash hand basin with mixer tap set in a vanity unit, and a walk-in shower.



Porch

A rear porch area designated to the apartment.

Communal Lounge

There is a large communal lounge on the ground floor of the building which also leads to the communal patio area.



Communal Area

A well maintained communal patio area to the front aspect. There are patio doors leading to the communal lounge.



Side Patio

Further communal sitting area.



Allocated Parking

The property benefits from an allocated parking space.



Communal Parking Area

Further guest parking for visitors.

Lease/Charges

Approximately £272 per month service charge.

Approximately £20 per month ground rent.

Approximately 994 year lease length.

There is an age restriction of 55 years or over.

Agents Opinion

Llys faith is a truly wonderful block of apartments with a very well maintained exterior and internal areas. The block is 5 years and therefore the apartment is to a modern standard. Being a ground floor flat this is a great opportunity. This apartment must be viewed to be appreciated.

Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing

the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

Services

Mains Electric, Mains Drainage, Mains Water

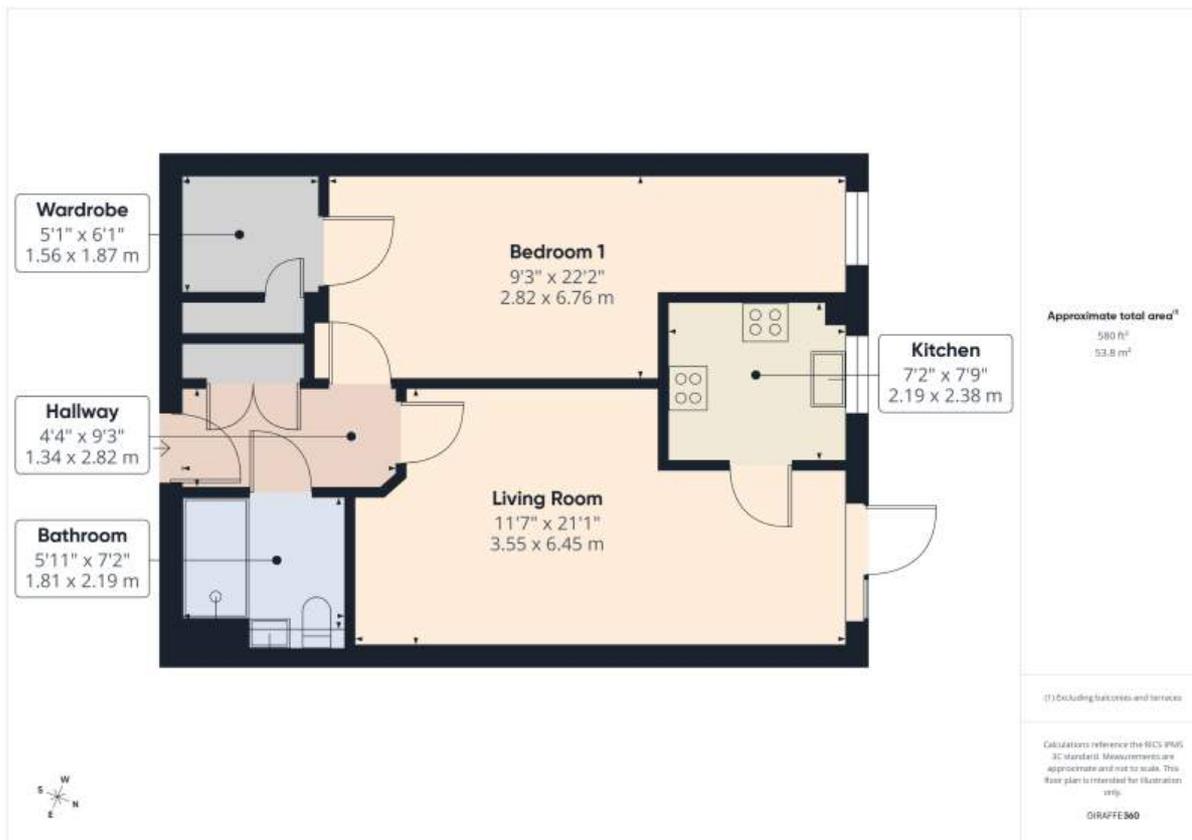
EPC Rating:88

Tenure

We are informed that the tenure is Leasehold

Council Tax

Band E



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

| | Current | Potential |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | 88 | 88 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.