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Viewers Material Information:
1) Prospective viewers should view the Cardiff Adopted Local Development Plan 2006-2026 (LDP) and employ their own Professionals to make enquiries with Cardiff County Council Planning Department (www.cardiff.gov.uk) before making any transactional decision.
2) Transparency of Fees Regulations: We do not receive any referral fees/commissions from any of the Providers we recommend, apart from Cornerstone Finance, where we may receive a referral fee (amount dependent on the loan advance and product) from this Provider for recommending a borrower to them. This has no detrimental effect on the terms on any mortgage offered.

Tenure: Leasehold, 999 years from 1st January 2018 (Vendors Solicitor to confirm)

Current Ground Rent:

Current Maintenance Charge: £420 per calendar month (Vendors Solicitor to confirm)

Ref: JP/CYS260333

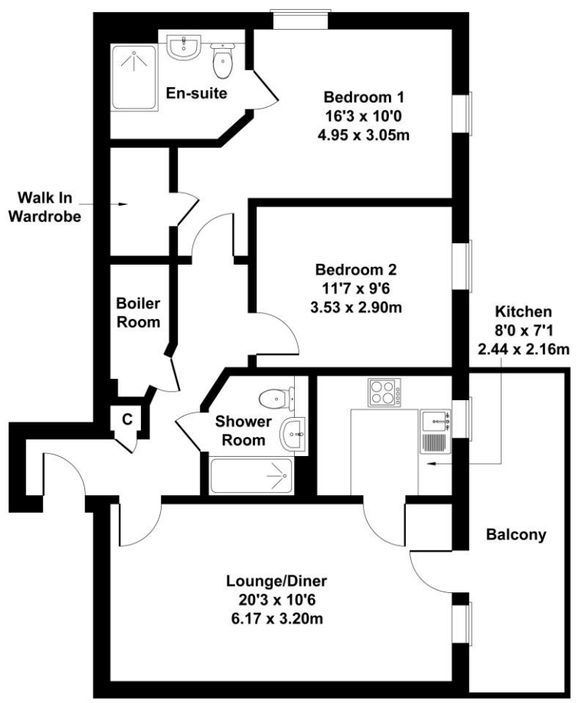
Council Tax Band: F (2026)

Viewing strictly by prior appointment.

All statements contained in the particulars are not to be relied on as representations of fact. All representations contained in the particulars are based on details supplied by the Vendor.

15 Llys Faith

Approximate Gross Internal Area
798 sq ft - 74 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

362 Cyncoed Road, Cardiff. CF23 6SA
T 029 2076 6538
E cyncoed@kelvinfrancis.com

Church Road, Lisvane, Cardiff. CF14 0SJ
T 029 2068 9200
E lisvane@kelvinfrancis.com

Directors: Kelvin L Francis FRICS Anthony Filice FRICS
kelvinfrancis.com

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15 Llys Faith,
Ilex Close, Llanishen, Cardiff, CF14 5FN



A beautifully presented apartment within the popular McCarthy & Stone retirement complex, in an enviable and favourable location opposite Llanishen retail park which includes the likes of Marks & Spencers, just a short walk to Ty Glas Train Station as well as bus links to the City Centre and offering a resident's communal large lounge and kitchen area, outside seating with community feel. The complex is also equipped with a family guest suite for visiting, also with an on-site warden. Telephone entry security entrance doors, communal hallways with lifts and stairs accessing the upper floors. The apartment comprises of a large entrance hallway, 20ft lounge/diner leading to a covered balcony and a modern well-equipped kitchen, laundry cupboard, two double bedrooms, en suite shower room, walk-in wardrobe and a further shower room. Beautifully presented surrounding communal gardens with various seating areas and allocated parking space. Double glazed windows throughout, modern heating system. NO CHAIN. EPC Rating: B

Guide Price: £350,000

@kelvinfranciscardiff @kelvinfrancisltd

Communal Hallway
Entrance hall approached by remote and telephone entry double doors into a porch area with further automatic double doors opening into a foyer, small seating area with guest book, communal toilet, guest suite for visitors, stairwell and lifts to all floors.



Residents Lounge
Double doors into a large function room with an abundance of space, tables, chairs, sofas & TV. Access to the ground floor patio entertainment area, opening to a communal kitchen with breakfast bar



Entrance Hall
Approached by a quality veneered secure entrance door, leading onto a welcoming L-shaped central hallway, utility cupboard, inset spotlights, wall mounted electric heater, Telecom entry system. Large walk-in utility room with floor standing and wall mounted units supplying the heating and hot water, space and plumbing for washing machine, shelving.







Lounge/Diner 20'3" (6.17m) x 10'6" (3.2m)
A good size reception room with wall mounted electric heater, ample space for dining table, full height window and glazed door leading onto the sheltered and wide balcony with glass balustrade overlooking part of the well tended communal areas. Door to kitchen.



Kitchen 8'0" (2.44m) x 7'1" (2.16m)
Window to side, appointed along three sides in cream gloss finish fronts with round nosed worktop surfaces, matching range of eye level units with under cabinet lighting, inset stainless steel sink and drainer with mixer tap, Bosch four ring electric hob with stainless steel cooker hood and glazed splashback, fitted Bosch oven, integrated fridge and freezer, window to side through to the balcony area, quality tiled flooring.



Bedroom 1 16'3" (4.95m) x 10'0" (3.05m) overall
Window to side and rear, a good size principal double bedroom, electric wall mounted heater, large walk-in wardrobe with hanging rails, shelves and drawers. Door to en suite shower room.



En Suite Shower Room
Modern white suite comprising low level WC with concealed cistern, sunken wash hand basin with mixer tap and storage cabinets below, light-up mirror above, easy access shower/wet area with glazed shower screen, rainfall style shower, ceramic wall tiling to wet areas, chrome heated towel rail, extractor fan.



Bedroom 2 11'7" (3.53m) x 9'6" (2.9m)
Window to side, a good size second double bedroom, wall mounted electric heater.



Shower Room
White suite comprising low level WC with concealed cistern, sunken wash hand basin with mixer tap and cabinet below, open glazed shower cubicle, quality wall tiling to wet areas, chrome heated towel rail.





Communal Areas & Grounds
Beautifully maintained and manicured communal gardens with allocated parking space, covered entrance porch for the telephone entry system, bin storage and large mobility scooter storage room with power points and ground floor access. Various outside seating areas with subtle perimeter lighting, car charging point.

Directions
Travelling travelling north along Cyncoed Road, turn right at the roundabout into Rhydypenau Road. At the next roundabout turn right into Fidlas Road travelling through the arches and at the next roundabout take the first exit onto Ty Glas Avenue. Hereon, take the second right into Ilex Close and development, and the property can be found on the rear building on the second floor.