

Spillers and Bakers

Llansannor Drive | Cardiff | CF10 4BX

Two Bedroom Apartment | Asking Price Of £179,950



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PROPERTY DESCRIPTION

****FANTASTIC VIEWS* LARGE TERRACE**** MGY are pleased to present for sale, a spacious two bedroom, top floor apartment, situated within the popular Spillers and Bakers development, which was converted in 1988. Grade II listed building. Walking distance to Cardiff City Centre. The accommodation comprises of large entrance hall to living room, separate kitchen, two double bedrooms and bathroom. The property further benefits from an exceptionally large terrace, with fantastic views across Cardiff Bay, double glazing throughout, security entry intercom system and an allocated parking space. The development benefits from an onsite gym and bike storage. Viewing highly recommended.

- **Tenure** Leasehold
- **Council Tax Band** E
- **Floor Area (approx.)** 753 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Wall mounted intercom system. Large, spacious hallway. Wood effect laminate flooring. Three storage cupboards, one housing hot water tank. Wall mounted storage heater.

LIVING ROOM

14' 4" x 14' 3" (4.39m x 4.35m)
Double glazed French doors, leading to large terrace. Wood effect laminate flooring. Wall mounted storage heater. TV aerial point. Telephone point.

KITCHEN

11' 0" x 7' 2" (3.37m x 2.19m)
Separate kitchen. Double glazed window, to front aspect. Vinyl flooring. Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Integrated oven, with four ring electric hob and extractor hood over. Space for fridge freezer, washing machine and dishwasher.

MASTER BEDROOM

11' 10" x 10' 4" (3.61m x 3.16m)
Double glazed windows, to front aspect. Wood effect laminate flooring. Built in wardrobe, with mirrored sliding doors. TV aerial point. Telephone point. Wall mounted storage heater.

BEDROOM TWO

13' 10" x 7' 1" (4.23m x 2.17m)
Double glazed windows, to front aspect. Double bedroom. Wood effect laminate flooring. Wall mounted storage heater.

BATHROOM

13' 6" x 5' 9" (4.14m x 1.77m)
Double glazed window to front. Vinyl flooring. Panelled bath, with shower over. Pedestal wash hand basin. W.C. Shaver point. Extractor fan.

TERRACE

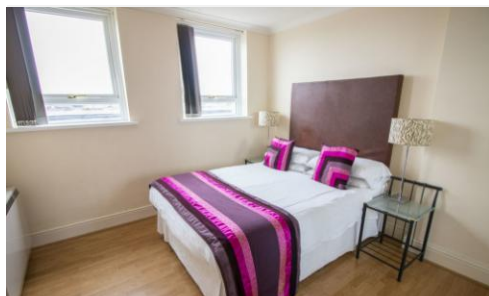
Exceptionally large paved terrace, with fantastic views across Cardiff Bay. Accessed from the living room.

PARKING

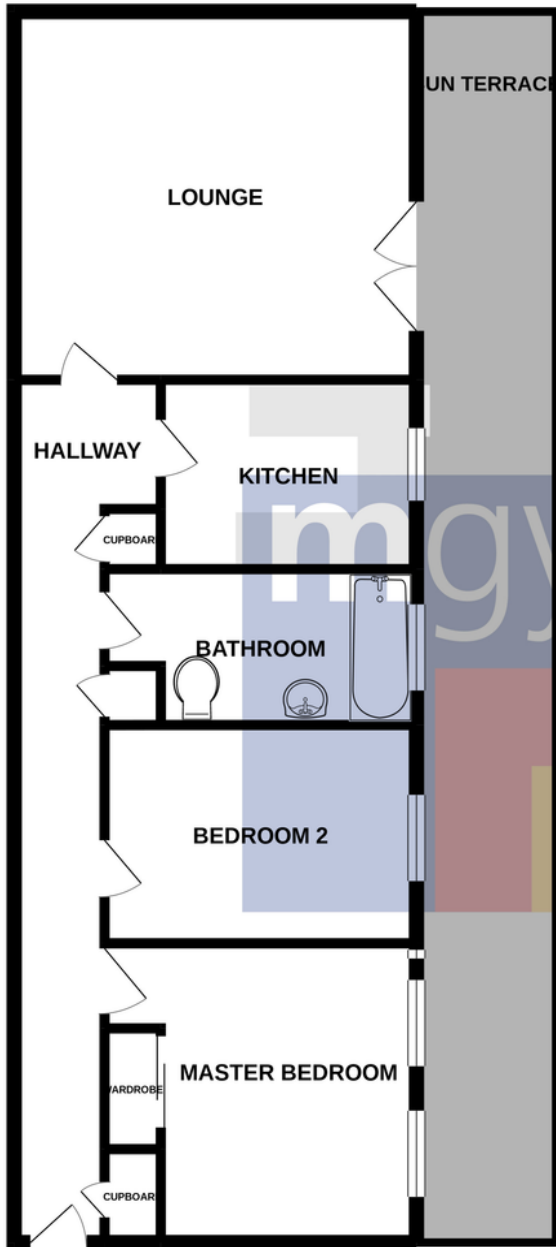
Allocated parking space. Visitor parking.

TENURE

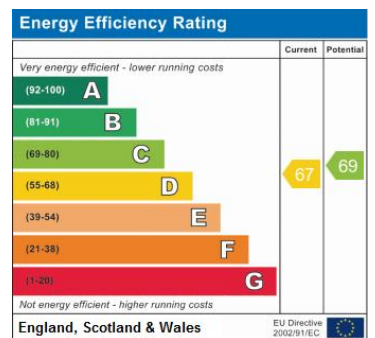
MGY are advised that the property is leasehold, with a lease of 125 years from 1989.



FLOORPLANS



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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