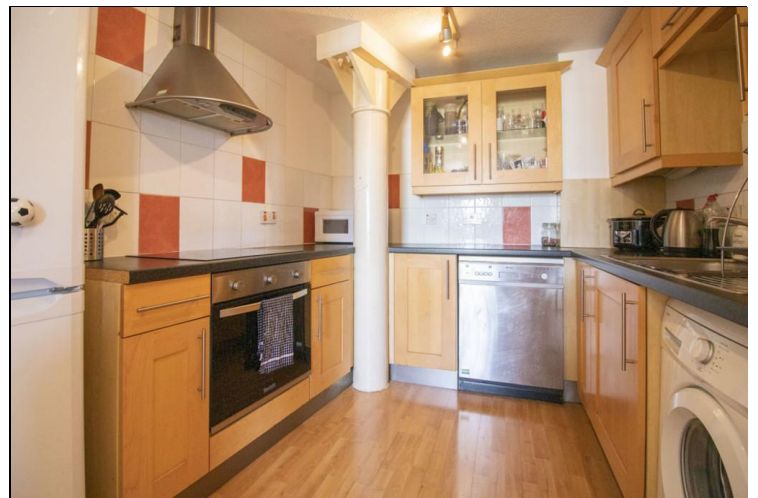


Spillers and Bakers

Llansannor Drive | Cardiff | CF10 4BX

Two Bedroom Apartment | Asking Price Of £199,950



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PROPERTY DESCRIPTION

****UNIQUE APARTMENT WITH ORIGINAL FEATURES**** MGY are pleased to present for sale, a spacious two bedroom, sixth 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 and Cardiff Bay. The accommodation comprises of large entrance hall to living/dining room, fitted kitchen, two double bedrooms, one with en-suite and main bathroom. The property further benefits from double glazing, with views overlooking the canal and views of central Cardiff skyline, security entry intercom system and an allocated parking space. The development benefits from an onsite gym. Viewing highly recommended.

- **Tenure** Leasehold
- **Council Tax Band E**
- **Floor Area (approx.)** 807 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Large, spacious hallway with original cast iron pillar. Laminate flooring. Two storage cupboards, one housing hot water tank. Wall mounted storage heater.

LOUNGE/DINER

19' 3" x 10' 1" (5.88m x 3.09m) Two double glazed wooden framed windows to front, with views overlooking the canal and views of central Cardiff skyline. Laminate flooring. Cast iron pillar. Wall mounted storage heater. TV aerial point. Telephone point. Double doors, leading to kitchen.

KITCHEN

9' 8" x 8' 7" (2.96m x 2.63m) Laminate flooring. Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage. Newly fitted integrated oven and four ring electric hob, with extractor hood over. Free standing fridge/freezer, washing machine and dishwasher. Extractor fan. Cast iron pillar.

MASTER BEDROOM

18' 10" x 10' 7" (5.76m x 3.25m) Two double glazed wooden framed windows to front, with views overlooking the canal and views of central Cardiff skyline. Cast iron pillar. Laminate flooring. TV aerial point. Telephone point. Wall mounted storage heater. Door leading to:-

EN-SUITE

10' 2" x 7' 3" (3.11m x 2.23m) Slate tiled flooring. Fully tiled walls. Cast iron pillar. Shower cubicle. Pedestal wash hand basin. W.C. Wall mounted mirror. Extractor fan.

BEDROOM TWO

10' 1" x 9' 2" (3.09m x 2.81m) Double glazed wooden framed window to front. Cast iron pillar. Laminate flooring. Wall mounted storage heater. TV aerial point.

BATHROOM

9' 8" x 7' 1" (2.96m x 2.17m) Carpeted flooring. Part tiled walls. Cast iron pillar. Panelled jacuzzi bath. Vanity enclosed wash hand basin. W.C. Extractor fan. Wall mounted mirror.

FACILITIES

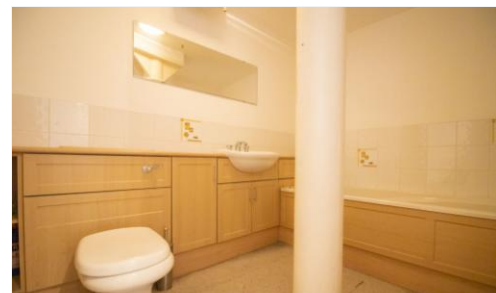
Onsite gym.

PARKING

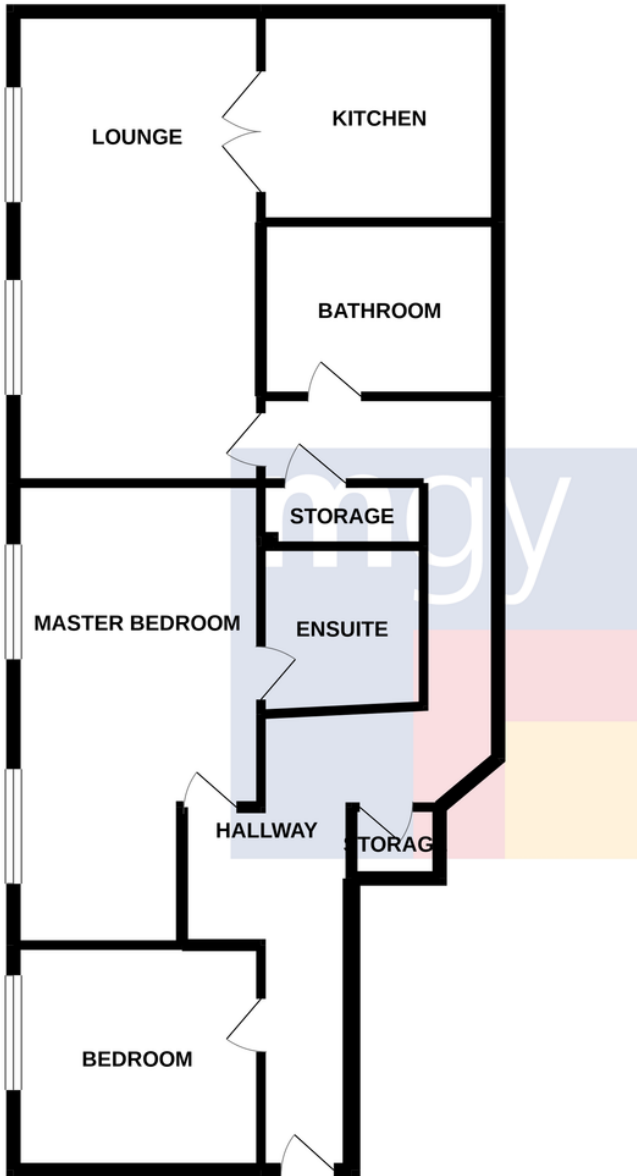
Allocated parking space. Visitor parking.

TENURE

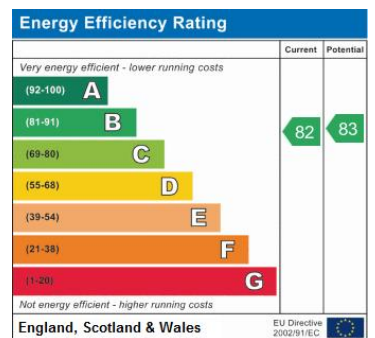
MGY are advised that the property is leasehold, with a lease of 125 years from 1989.



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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