

Spillers and Bakers

Llansannor Drive | Cardiff | CF10 4BX



Two Bedroom Apartment | Asking Price Of £199,950



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PROPERTY DESCRIPTION

**UNIQUE CORNER APARTMENT WITH SEVERAL ORIGINAL FEATURES*
NO CHAIN** MGY are pleased to present for sale, exclusively this spacious two bedroom, first floor apartment, situated within the popular Grade II listed Spillers and Bakers development, which was converted in 1988. Walking distance to Cardiff City Centre & Red Dragon centre/ new Concert Hall. The accommodation comprises of large entrance hall to living room, separate kitchen, two double bedrooms, one with en-suite and main guest bathroom. The property further benefits from two Juliette balconies, with river views, sound proofed double glazing throughout, new energy efficient wall electric heating, new USB sockets throughout, security entry intercom system, by main entrance allocated parking space and visitor parking. The development benefits from an onsite gym and bike storage. No chain.

- **Tenure** Leasehold
- **Council Tax Band** E
- **Floor Area (approx.)** 958 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Entered via wooden door, with security spy hole. Large, spacious hallway with cast iron pillar. Carpeted flooring. Three storage cupboards, housing new electric storage boiler and new instant water heater. Wall mounted electric panel heater.

New integrated oven and halogen cooker. Four ring electric hob, with extractor hood over. Space for fridge freezer, washing machine and dishwasher. Cast iron pillar.

BATHROOM

8' 3" x 6' 8" (2.54m x 2.04m) Carpeted flooring. Part tiled walls. Panelled bath, with shower over and glass shower screen. Wall mounted wash hand basin. W.C. Extractor fan. Heater. Wall mounted mirror and vanity unit. Shaver point.

LIVING ROOM

19' 9" x 12' 5" (6.02m x 3.79m) Double glazed wooden framed French doors, to Juliette balcony with river views. Double glazed circular window to front. Carpeted flooring. Wall mounted electric heater panel heater. TV aerial point. Telephone point. Two cast iron pillars. Coved ceiling.

MASTER BEDROOM

17' 8" x 9' 9" (5.40m x 2.99m) Double glazed wooden framed French doors to side. Carpeted flooring. TV aerial point. Wall mounted electric panel heater. Cast iron pillar. Door leading to:-

PARKING

Allocated parking space. Visitor parking.

EN-SUITE

6' 0" x 5' 11" (1.83m x 1.81m) Carpeted flooring. Part tiled walls. Shower cubicle. Pedestal wash hand basin, with lighting over and shaver point. W.C. Wall mounted mirrored vanity units. Extractor fan.

FACILITIES

Onsite gym.

BEDROOM TWO

12' 11" x 6' 11" (3.96m x 2.12m) Double glazed wooden framed window to side. Double bedroom. Carpeted flooring. Wall mounted electric panel heater. TV aerial point.

TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from 2014.

KITCHEN

9' 9" x 8' 10" (2.98m x 2.71m) Separate kitchen. Large double glazed circular window to front. Vinyl flooring. Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage.



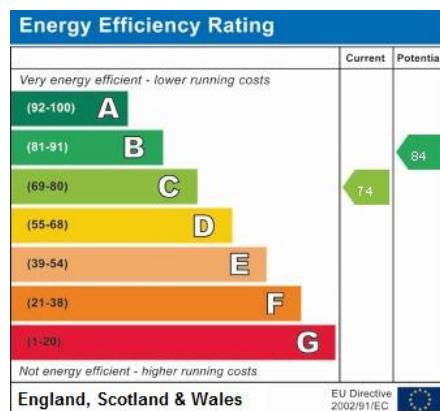
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FLOORPLANS



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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