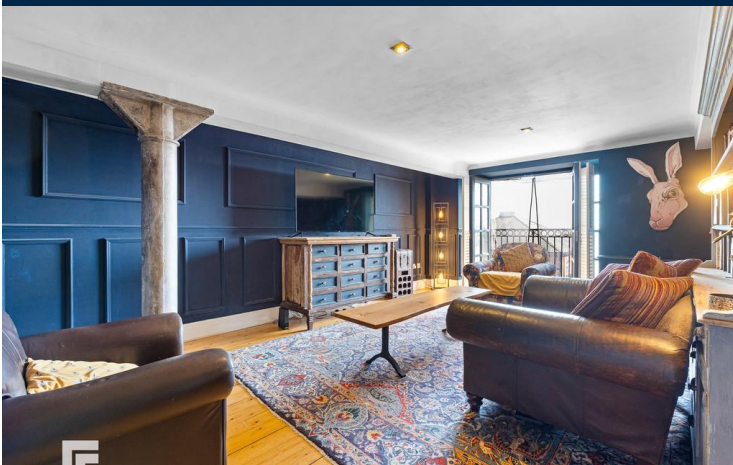




**SPILLERS AND BAKERS**  
LLANSANNOR DRIVE  
CARDIFF CF10 4BX

ASKING PRICE OF  
**£239,950**



### FIFTH FLOOR APARTMENT



**2**



**2**



**2**



**1**

**\*\*NO CHAIN\*\*** UNIQUE APARTMENT WITH ORIGINAL FEATURES\*\* MGY are pleased to present for sale, a spacious two bedroom, fifth 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 modern accommodation comprises of large entrance hall to living room, modern fitted kitchen, two double bedrooms, one with en-suite and main bathroom. The property further benefits from double glazing throughout, a Juliette balcony, security entry 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: 1,055 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### ENTRANCE HALL

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

#### LOUNGE

19' 0" x 13' 3" (5.80m x 4.04m)  
Double glazed wooden framed French doors with fitted shutter blinds, to Juliette balcony. Exposed floorboards. Wall mounted radiator. TV aerial point. Telephone point. Two cast iron pillars. Coving.

#### KITCHEN

15' 7" x 9' 2" (4.77m x 2.81m)  
Modern kitchen. Two arched double glazed wooden framed windows, to front aspect. Exposed floorboards. Part tiled exposed brick effect walls. Fitted wall and base units, with work surfaces incorporating composite sink and drainer with mixer tap. Ample storage. Integrated oven, with four ring induction hob and extractor hood over. Coving. Space for fridge freezer, washing machine and dishwasher. Pendant light fittings and spotlights.

#### BEDROOM ONE

13' 1" x 12' 5" (4.49m x 3.79m)  
Two arched double glazed wooden framed windows with fitted blinds, to front aspect. Carpeted flooring. TV aerial point. Telephone point. Wall mounted heater. Cast iron pillar. Coving. Spotlights. Door leading to:-

#### ENSUITE

6' 7" x 6' 6" (2.02m x 2.00m)  
Excellent three-piece-suite comprising WC, Vanity wash hand basin with mixer tap over and storage beneath. Walk in corner shower cubicle with mains powered shower over and glass shower screen. Wall mounted vanity mirror. Extractor fan. Heated towel rail. Partly tiled wall and tiled flooring. Spotlights.

#### BEDROOM TWO

14' 7" x 11' 1" (4.46m x 3.40m)  
Arched double glazed wooden framed window with fitted blinds, to front aspect. A second double bedroom. Carpeted flooring. Large built in wardrobe, with mirrored sliding doors. Wall mounted heater. TV aerial point. Spotlights.

#### BATHROOM

8' 10" x 7' 7" (2.70m x 2.33m)  
Modern bathroom. Tiled flooring. Part tiled walls. Panelled bath, with mains powered rainfall shower over with separate shower fixture and glass shower screen. Vanity enclosed wash hand basin with hot and cold tap. W.C. Wall mounted cabinet over. Heated towel rail. Cast iron pillar. Extractor fan. Spotlights.

#### PARKING

Allocated parking space. Visitor parking.

#### FACILITIES

Onsite gym.

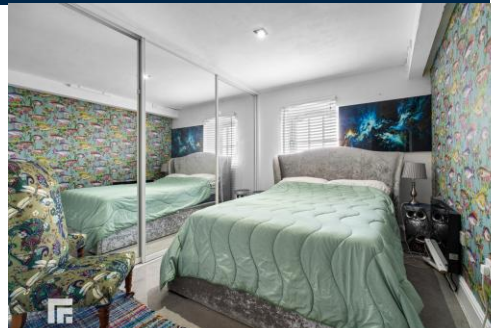
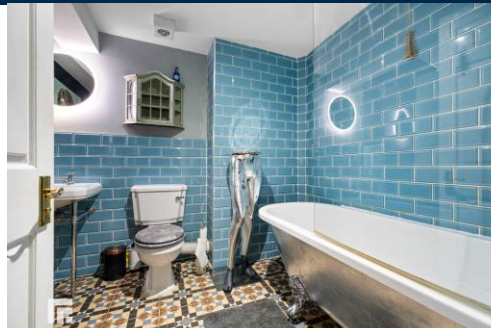
#### TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from August 2021. Service charges of £2,827.20 per annum, which includes buildings insurance, CCTV, lift maintenance, maintenance of internal and external communal areas, on site gym facilities, regular cleaning and refuse disposal, secure access to an allocated parking space and visitor parking. No Ground Rent.

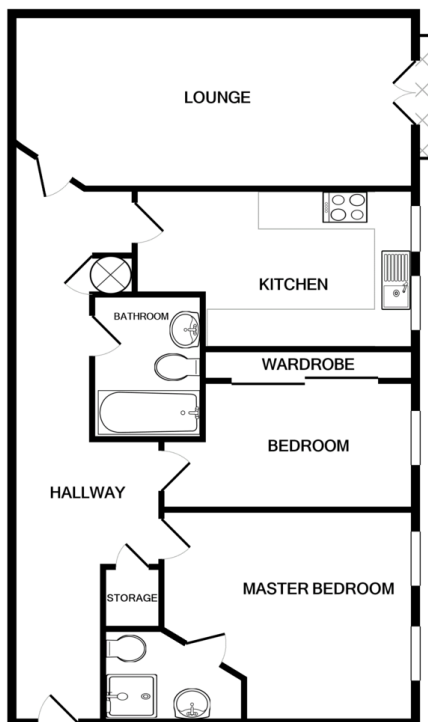




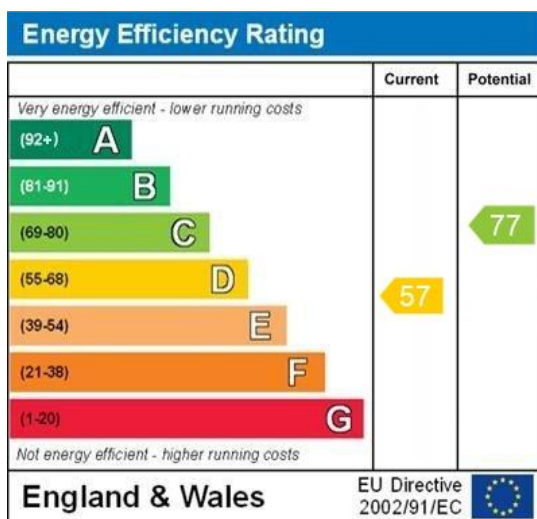
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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