

Spillers & Bakers, Llansannor Drive

CARDIFF, CF10 4BX

GUIDE PRICE £175,000

**Hern &
Crabtree**



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Perfectly positioned within the landmark Spillers & Bakers development, this beautifully presented two-bedroom apartment offers striking views and a superb Cardiff Bay location.

Situated on an upper floor with lift access, the apartment boasts a generous lounge, awash with natural light thanks to its French doors leading to a substantial private balcony. From here, enjoy sweeping views across Cardiff Bay and the city skyline—an ever-changing urban panorama.

The well-appointed kitchen offers clean and modern lines, ideal for everyday living. Two spacious bedrooms provide good proportions, with the principal bedroom benefiting from a peaceful outlook. A modern bathroom completes the internal accommodation, while ample hallway storage adds practical appeal.

Residents of Spillers & Bakers benefit from secure entry, lift access, and a well-maintained communal environment. The development remains a highly desirable address for professionals, investors, and first-time buyers alike, combining waterfront living with the convenience of city connectivity.

With its proximity to the bars, restaurants and culture of Cardiff Bay, and within easy reach of the city centre, this apartment represents an exceptional lifestyle opportunity or investment in one of Cardiff's most sought-after locations.



606.00 sq ft

Entrance Hall

Enter from the communal hallway. Coved ceiling. Telephone intercom phone. Storage heaters benefit from the Economy 7 tariff. Fitted storage cupboard.

Lounge

Double-glazed windows with low-emissivity glass (keeping the warmth in in winter while diminishing the heat of the sun in summer). Double-glazed French doors (windows with low-emissivity glass) lead to the balcony. Coved ceiling. Storage heaters benefit from the Economy 7 tariff. Archway leading to the kitchen.

Kitchen

Two double-glazed windows with low-emissivity glass (keeping the warmth in in winter while diminishing the heat of the sun in summer). Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four-ring electric hob with tiled splashback and cooker hood over. Integrated oven. Washing machine. Space for fridge freezer. Breakfast bar. Tiled flooring.

Bedroom One

Two double-glazed windows with low-emissivity glass (keeping the warmth in in winter while diminishing the heat of the sun in summer). Coved ceiling. Storage heaters benefit from the Economy 7 tariff.

Bedroom Two

Double-glazed window with low-emissivity glass (keeping the warmth in in winter while diminishing the heat of the sun in summer). Storage heaters benefit from the Economy 7 tariff.

Bathroom

Double-glazed window with low-emissivity glass (keeping the warmth in in winter while diminishing the heat of the sun in summer). W/C and wash hand basin. Bath with electric shower over and glass splashback screen. Extractor fan. Heated towel rail. Tiled walls. Vinyl flooring. Shaver point.

Balcony

Balcony overlooking Cardiff Bay and the city centre. Brick built balustrade. Paving slabs and stone chippings.

Tenure

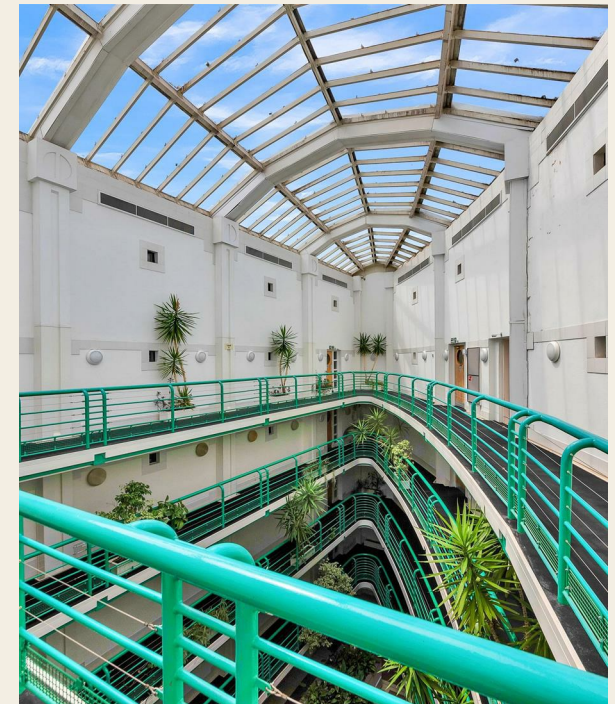
Leasehold. 999 years from 2014 with 988 years remaining. Peppercorn Ground Rent. £2,900 Annual Service and Maintenance Charges.

Additional Information

Council Tax Band E (Cardiff). EPC rating C. Low-emissivity (low-e) glass throughout.

Disclaimer

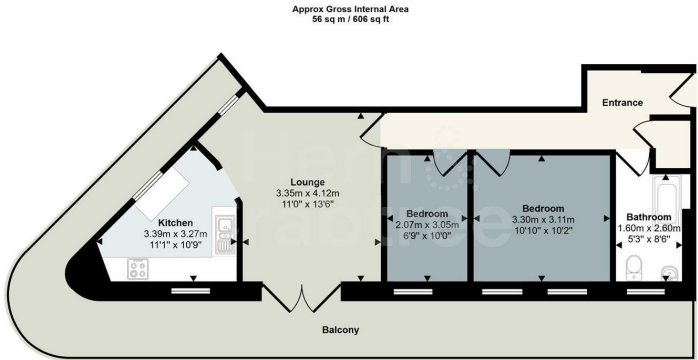
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snaggy 360.



Hern & Crabtree

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