



**The Manning Manor Park, Sully Road, Penarth, Vale of Glamorgan CF64 2TQ
£568,000**

The Manning is a stylish five bedroom detached home with a modern kitchen and integrated dining and family areas, which host a bay window and French doors. A spacious lounge provides a perfect place to relax while a study offers a handy work space. Upstairs is a large master bedroom with en suite shower room and three further double bedrooms, bedroom 2 also benefits from an en suite.

Ground Floor

Lounge

11'8" x 17'4" (3.56m x 5.28m)

Kitchen/Breakfast

14'2" x 9'6"

Family

14'11" x 12'10"

Dining

12'7" x 9'10"

Study

7'11" x 11'8" (2.41m x 3.56m)

Utility

7'8" x 5'6" (2.34m x 1.68m)

W.C.

6'2" x 3'10" (1.88m x 1.17m)

First Floor

Bedroom One

12'8" x 14'10" (3.86m x 4.52m)

En-Suite

6'8" x 8'3" (2.03m x 2.51m)

Bedroom Two

10'7" x 13'5" (3.23m x 4.09m)

En-suite

4'11" x 7'6" (1.50m x 2.29m)

Bedroom Three

11'10" x 10'0" (3.61m x 3.05m)

Bedroom Four

11'0" x 11'6" (3.35m x 3.51m)

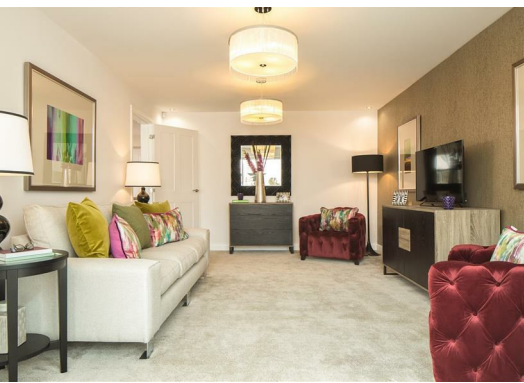
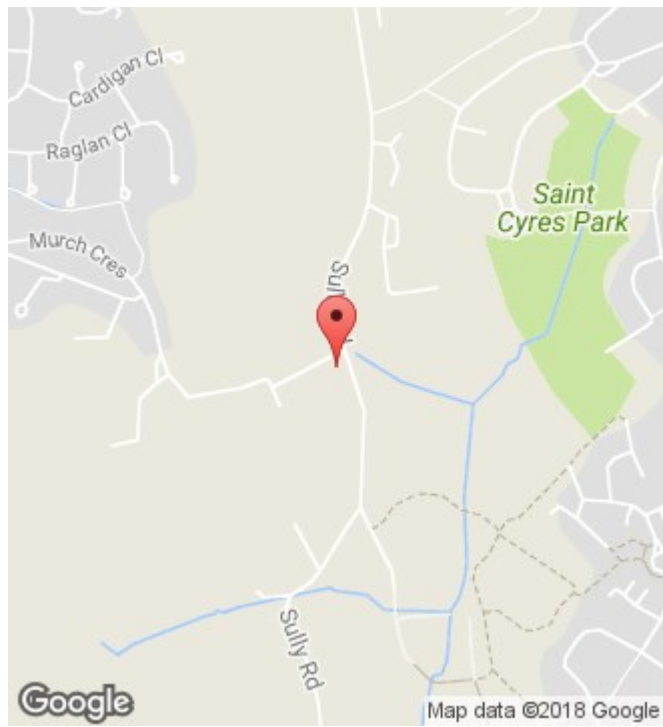
Bedroom Five

9'4" x 8'7" (2.84m x 2.62m)

Bathroom

7'5" x 7'6" (2.26m x 2.29m)







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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