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TO LET

Manor Way, Whitchurch, Cardiff, CF14 1RD

A MUST SEE PROPERTY | Great School catchment | **Beautifully renovated period property**
Off street parking for 2/3 cars | 3 bedrooms | **NEW Family Bathrooms** | New Kitchen |
Close to University Hospital | Close to Local Amenities | 2 Reception rooms | EPC D
AVAILABLE 1st September 2024



£1600 per calendar month - Unfurnished

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This stunning traditional semi-detached Edwardian house, situated within catchment of well regarded local schools, has recently undergone an extensive renovation giving the property a sense of splendour and comfort.



In the sought-after location of Whitchurch, this bay-fronted semi offers spacious accommodation, and retains many period features. The property is the right-hand one of a pair of late 1920's-built semi-detached houses, with attractive double-bay front elevations. Just a short walk from Whitchurch village and University Hospital of Wales, the property boasts THREE bedrooms, a NEW large galley kitchen with complementary worktops, with space for all your white goods and a utility/laundry room cleverly created under the stairs for your washing machine and tumble dryer. The property offers many original features, with quality parquet wooden floors in the hallway and lounge with picture rails. The second reception room offers a versatile space for either a dining room/play room or second lounge and with the three bedrooms to the first floor and a modern well-appointed family bathroom.



At the front is a small walled drive with block paving with an ample space for your car. To the right side you'll find a gate leading to the rear garden and additional parking for two cars if you so wished. At the rear is a delightful garden of good size, predominately laid with lawn and a garden shed to the bottom right corner of the garden.

The property benefits from gas central heating by a wall-mounted combination boiler with thermostatic radiators throughout. It is also Newly double-glazed throughout.



Whitchurch village offers a blend of national and independently owned shops to include a main Post Office, Pharmacy, Co-op, Banks, Travel Agents, Library, Green Grocers, Butchers, Bakers, Restaurants, Bars, Coffee Houses and Public Houses to name just a few. Situated approximately 4 miles outside of the city centre, there is a main bus route in to the city centre. Access to the A470 and M4 motorway is just a short drive away, and the local schools at all grades are particularly sought after. It is a **MUST SEE!**

Accommodation comprises



ENTRANCE PORCH - Entered via twin uPVC glazed doors, into an internal porch with stone flooring with a beautifully framed original wooden glazed door and stain glass side panels between the outside and the attractive entrance hallway. Ideal to allow you to keep the outside from coming in on cold winter nights.

ENTRANCE HALLWAY - Entered through the original glazed wooden door with stunning parquet flooring, this larger than average hallway, leads to the dining/playroom, front lounge and kitchen. Original picture rail. Central heating radiator. Under-stairs cloak space.



LOUNGE - An attractive semi-circular bay at the front. With high ceilings and many original features including picture rails, original coved ceiling and stunning parquet flooring. This spacious and light filled room over-looking the front drive has ample room for all in the house to relax and enjoy an evening's entertainment in front of the TV. With 2 alcoves either side of the previous fireplace, which has cleverly been used to create a space for the TV and an electric fireplace. Thermostatically controlled radiator and power points.



DINING ROOM - Double-glazed uPVC French doors open out onto the rear garden, allowing you the opportunity to bring the outside in on those warm summer evenings. This room could easily be the main lounge or alternatively a formal dining room. The overall design provides a relaxed and modern feeling to this spacious room with luxury vinyl tiled flooring. This versatile room could be

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used as the dining room or playroom or anything the new owners would want it to be used for. With door leading to the hall and then into the kitchen with two alcoves the original fireplace has been bricked up. With several electrical points and thermostat radiator. If the new vendors so wished they could easily open up the space between the Dining room and the Kitchen.



KITCHEN - The kitchen has an excellent range of modern grey units with matching worktops over, comprising; floor cupboards and drawers. Stainless steel one-and-a-half bowl sink with chrome mixer tap. Matching fitted wall cupboards. Integrated double oven and grill, and 4-ring electric hob. With space for a dishwasher and free standing fridge freezer. Grey Luxury vinyl flooring. Grey ceramic tile splash-backs to the worktops. Inset ceiling spotlights light up this NEW modern kitchen. With side aspect with Double-glazed uPVC window allowing natural daylight into the kitchen. Several power points plus appliance points. Glazed door leads out to the rear.



UTILITY/LAUNDRY ROOM - This clever use of space under the stairs has been transformed into a perfect little utility/laundry room with spacer for a washing machine and tumble dryer, plus a further work space. With drainage and electrical sockets, plus ventilation tunnel.



TO THE FIRST FLOOR LANDING - Panelled staircase, and panelled return to the landing. Double glazed window to the side allows natural daylight to flood the staircase. Access storage cupboard. Smoke alarm. Power points. Access to three main bedrooms and family bathroom.



BEDROOM NO. 1 - A spacious double bedroom, with a semi-circular bay at the front with uPVC windows. Curtain rail and runners. High ceilings. Central heating radiator with thermostat control. With ample space for all your storage needs. Power points. The master bedroom with its high ceilings and ample proportions, provides the new owners with the ideal spot to recharge their batteries and gain a good nights sleep.



BEDROOM NO. 2 - With similar dimensions to the master bedroom this rear facing bedroom could easily be the master bedroom. Picture rail. Central heating radiator with thermostat control.



BEDROOM NO. 3 - A lovely single bedroom. Double-glazed uPVC window to the front. Central heating radiator with thermostat control, power points. A very good sized child's bedroom.

FAMILY BATHROOM - The bathroom has a modern white suite that comprises; a panelled bath with chrome mains mixer tap shower attachment. Walk in shower with rain shower and Wash-hand basin. Spotlight over-lighting. Central heating radiator. Luxury vinyl flooring. Walls fully tiled. Double-glazed uPVC obscured windows to the rear.

OUTSIDE

FRONT GARDEN - The property is set back from the road with low walled partition between its neighbours to the left with a newly laid block paved drive to the front. The paved drive offers space for a turning area or space for a car to park. To the side of the house there is additional parking for up to two cars.

The rear gate provides access to the rear of the house ideal for those muddy dog walks or child's sporting activities.

REAR GARDEN - At the rear is a delightful garden of good size, with a shed located in the right hand corner. The garden has a large level lawn with bedding area, shrubbery, mature hedges, with paved path, walled and fenced borders, and side entrance.

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Local Schools

	English Medium:	Welsh Medium:
Primary School:	Birchgrove or Whitchurch Primary School,	Ysgol Gymraeg Melin Gruffydd
Secondary School:	Whitchurch High School,	Ysgol Gyfun Gymraeg Glantaf

Council Tax Band	E
Energy Performance Certificate.	D Rating
Rent Smart Wales Property Registration	#RN-69109-01229
Rent Smart Wales Agent number Licence Number	#A2-000-01474, #LR-75016-17052
Client Money Protection Membership Number	CMP008972
Property Ombudsman Membership Number	T02263



Floorplan

Room Dimensions

Ground Floor

Hall	3.50m x 3.11m	11'5" x 10'2"
Lounge	3.53m x 4.19m	13'9" x 11'7"
Dining Room	3.86m x 3.43m	12'8" x 11'3"
Kitchen	2.01m x 4.78m	6'6" x 15'8"
Utility	2.01m x 0.97m	6'6" x 3'2"

First Floor

Bedroom 1	3.63m x 4.19m	11'11" x 13'9"
Bedroom 2	3.84m x 3.48m	12'7" x 11'5"
Bedroom 3	2.82m x 3.89m	9'3" x 12'9"
Family	2.03m x 2.78m	6'6" x 9'1"
Bathroom		

1020 sq ft. 94.7 m²