

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR

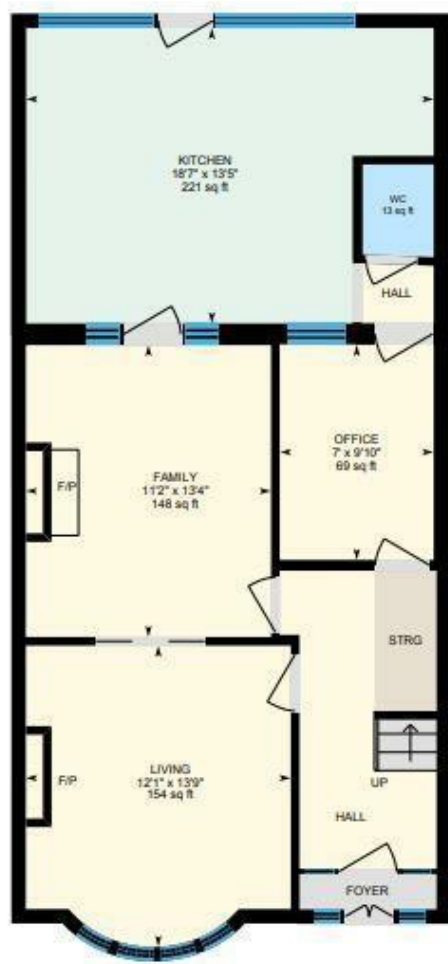


MANOR WAY
WHITCHURCH

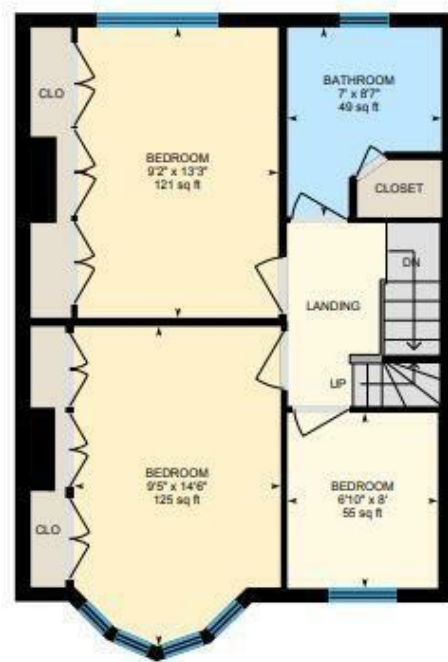


14 Manor Way, Whitchurch, CRF

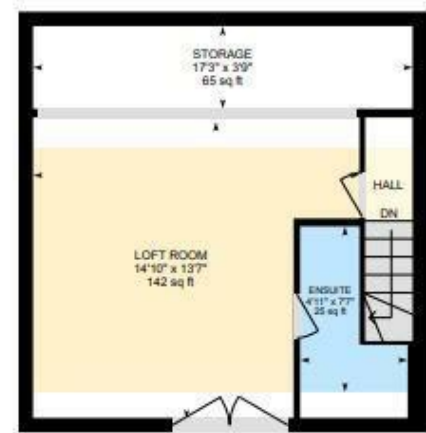
Main Building: Total Exterior Area Above Grade 1623.83 sq ft



Ground Floor
Exterior Area 835.64 sq ft



1st Floor
Exterior Area 548.55 sq ft



2nd Floor
Exterior Area 239.64 sq ft



PREPARED: 2023/06/14

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE



Spacious 3 bedroom traditional bay fronted mid terrace family home with loft room in Whitchurch. This well appointed and ideally located home is just a short distance to UHW University Hospital Of Wales making this location very popular and desirable with great commuter and transport links to A48/Western Avenue. Generous enclosed rear garden, driveway to front and garage en bloc.

Comments by - Mr Lewis Manners



MANOR WAY

WHITCHURCH, CF14 1RG - GUIDE PRICE £395,000



3 Bedroom(s)



2 Bathroom(s)



1435.33 sq ft

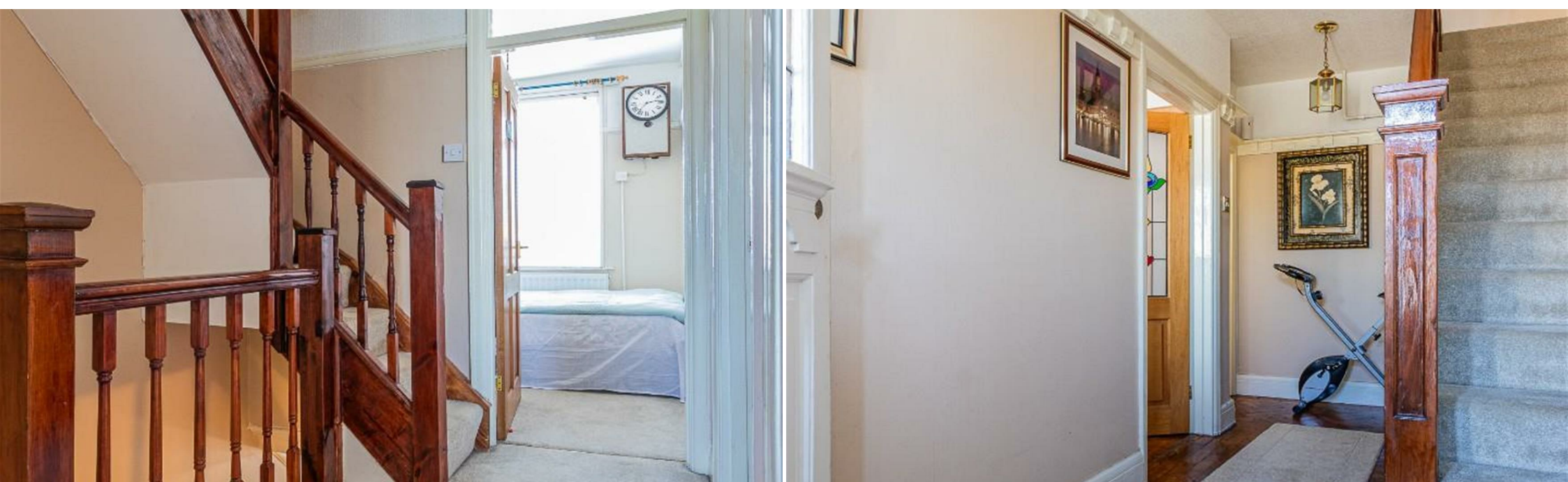
JeffreyRoss are pleased to bring to the market this spacious extended 3 bedroom traditional bay fronted mid terrace family home with loft room in Whitchurch. This well appointed and ideally located home is just a short distance to UHW University Hospital Of Wales making this location very popular and desirable with great commuter and transport links to A48/Western Avenue. This home offers spacious living accommodation, well presented and with traditional and period features throughout. In brief the property comprises entrance hallway, kitchen dining area, family room, living room, office and ground floor WC. First floor landing, three well proportioned bedrooms and family bathroom. To the second floor there is loft room with ensuite shower room. Further features include gas combination central heating, uPVC double glazing, generously sized enclosed rear garden, double width paved driveway to front and garage en bloc to rear (at bottom of lane to rear). Enviously located for local amenities and transport links, within short distance to whitchurch & birchgrove villages, supermarkets and first class primary and secondary school catchments.

To gain further insight into the property in more detail take an interactive walk through our Virtual tour, you can even space plan for furniture with the measuring tool. Please enquire online or call JeffreyRoss on 02920499680.

PROPERTY SPECIALIST

Mr Lewis Manners
lewis@jeffreyross.co.uk
Valuer





Entrance Hallway

Kitchen Dining Area
5.66m x 4.09m (18'7 x 13'5)

Family Room
3.40m x 4.06m (11'2 x 13'4)

Living Room
3.68m x 4.19m (12'1 x 13'9)

Office
2.13m x 3.00m (7 x 9'10)

Ground Floor WC

Landing

Bedroom 1
2.87m x 4.42m (9'5 x 14'6)

Bedroom 2
2.79m x 4.04m (9'2 x 13'3)

Bedroom 3
2.08m x 2.44m (6'10 x 8)

Family Bathroom
2.13m x 2.62m (7 x 8'7)

Loft Room
4.52m x 4.14m (14'10 x 13'7)

Tenure
We are informed by our client that the property is Freehold, this is to be confirmed by your legal advisor.

Council Tax
Band E

School Catchments
English medium primary catchment area is Birchgrove Primary School
English medium secondary catchment area is Whitchurch High School
Welsh medium primary catchment area is Ysgol Mynydd Bychan
Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



