



**Manor Way, Cardiff CF14 1RN**

**welcome to**

## **Manor Way, Cardiff**

A Substantial Semi-Detached House Of Timeless Character And Charm, Full Of Original Style Features With A Breath-Taking Rear Garden And Off Street Parking!

### **Entrance Hall**

Via front door, original style single glazed windows, radiator, parquet flooring, doors to reception room and kitchen/diner, stairs to first floor

### **Reception Room**

14' 3" widest x 12' 2" widest ( 4.34m widest x 3.71m widest )  
Double glazed windows to front aspect, radiator, parquet flooring

### **Kitchen/diner**

17' 3" widest x 15' 4" widest ( 5.26m widest x 4.67m widest )  
Range of wall and base units, work surfaces, stainless steel sink and drainer, built in microwave, oven, electric hob with cooker hood over, breakfast bar, parquet flooring, electric 'woodburner', cupboard housing gas boiler, double glazed windows and door to rear garden, access to cloakroom

### **Cloakroom - W/c**

Comprising low level w/c, wash basin, work surface, plumbing for washing machine, radiator and obscure double glazed window

### **First Floor Landing**

Stairs from ground floor, doors to all rooms

### **Bedroom One**

13' 7" widest x 12' 2" widest ( 4.14m widest x 3.71m widest )  
Double glazed windows to front aspect, radiator, built in wardrobes

### **Bedroom Two**

12' 5" widest x 11' 5" widest ( 3.78m widest x 3.48m widest )

Double glazed window to rear aspect, radiator

### **Walk In Wardrobe**

Via bedroom two with obscure double glazed window

### **Bedroom Three**

11' 8" widest x 8' 5" widest ( 3.56m widest x 2.57m widest )  
Double glazed window to front aspect, radiator, built in storage cupboard

### **Bathroom**

Three piece suite comprising; Bath with shower over, vanity wash basin, low level w/c. Double glazed window to side aspect and heated towel rail

### **Off Street Parking**

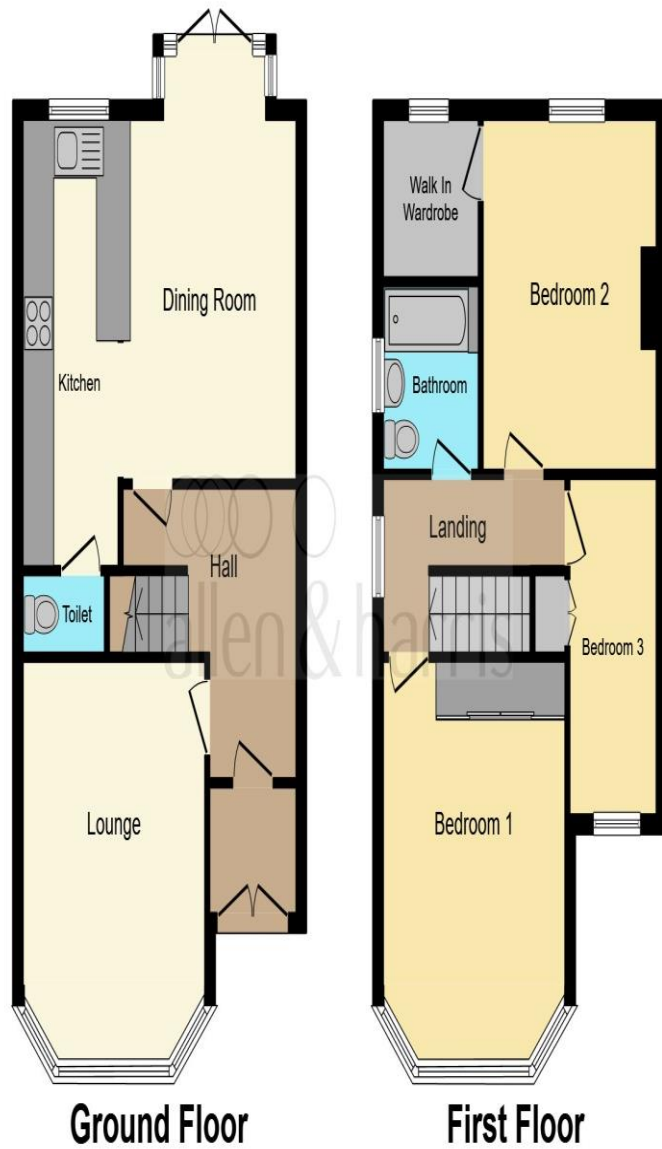
Paved driveway with dropped kerb to front

### **Garage**

17' 1" x 8' 2" ( 5.21m x 2.49m )  
Up and over door, single glazed window to side aspect, door to rear garden

### **Rear Garden**

Laid mainly to lawn with paved and decked seating areas, flower beds, mature shrubbery, enclosed by boundary walls and fences



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**welcome to**  
**Manor Way,**  
**Cardiff**

- Semi-Detached House In A Popular Location
- Generous Front Reception Room With Parquet Flooring
- Stunning Open Plan Kitchen/Diner With Some Fitted Appliances
- Three Well-Proportioned Bedrooms (One With Walk In Wardrobes)
- First Floor Bathroom And Ground Floor W/C

Tenure: Freehold EPC Rating: D

**£387,000**



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