



£325,000 Freehold

Manor Way | Cardiff | CF14 1RP

Hern &  
Crabtree

Welcome to Manor Way, Cardiff! This charming mid-terrace house is a hidden gem waiting for you to call it home. Conveniently located on a slip road with ample parking this property is close to all the amenities you need. There are bus links and access nearby to the A48 and M4 making this property perfect for commuters. It's also within easy reach of the University Hospital of Wales and is within easy walking distance of Whitchurch High School.

The accommodation briefly comprises an entrance hall, lounge diner and kitchen to the ground floor. To the first floor there are three double bedrooms and a family bathroom. The property further benefits from an enclosed rear garden.

Don't miss out on the opportunity to make this house your own. Whether you're a first-time buyer or looking to upsize, Manor Way is a place where memories are waiting to be made. Book a viewing today and start envisioning your future in this lovely home.



### Entrance Hall

PVC double glazed door to the front, radiator, stairs to the first floor, alcove for storage.

### Lounge Diner 11'11 max x 23'10 max

L-shaped room with a double glazed windows to the front and double glazed window to the rear, door to rear garden. Former serving hatch now window opening to the kitchen. Two radiators gas fireplace with surround. Picture rail.

### Kitchen 9'1 max x 10'9 max

Double glazed window to the rear, double glazed door to the garden.

Matching wall and base units with worktops over, four ring gas hob, integrated oven, splash back and cooker hood fitted over. Stainless Steel sink and drainer. Plumbing for washing machine, space for dishwasher. Under stair recess with space for fridge freezer. Radiator, tiled floor.

### First Floor

Stairs rise up from the entrance hall, banister, loft access hatch. Doors to:

### Bedroom One 11'9 max x 12'9 max

Double glazed windows to the front, radiator. Recess with en suite shower quadrant and plumbed shower.

### Bedroom Two 16'1 x 10'9

Double glazed windows to the rear, radiator.

### Bedroom Three 9'4 x 9'5

Double glazed windows to the front, radiator.

### Bathroom

Double obscure glazed window to the rear, WC, wash basin, bath. Built-in cupboard with gas combi boiler. Heated towel rail.

### External

#### Front

Low rise hedge and wall with gate to lawn area. There is potential to create

an off street parking driveway subject to relevant planning permissions.

### Rear Garden

Enclosed garden with patio, lawn, raised flower borders, mature shrubs and trees. Timber frame storage shed. Side access pathway, gate to the front of the property. Outside light. Barbecue pit.

### Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - C

Council Tax Band - D

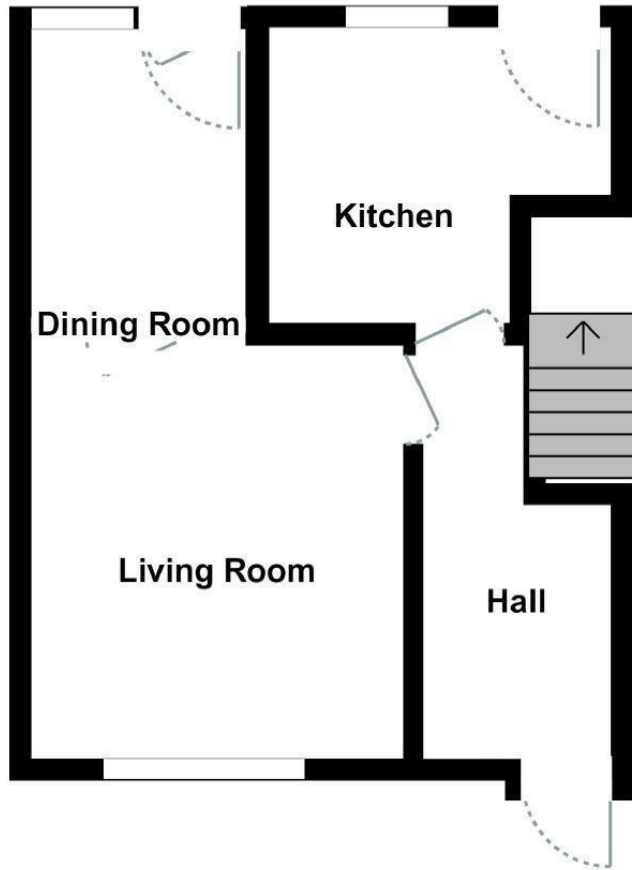
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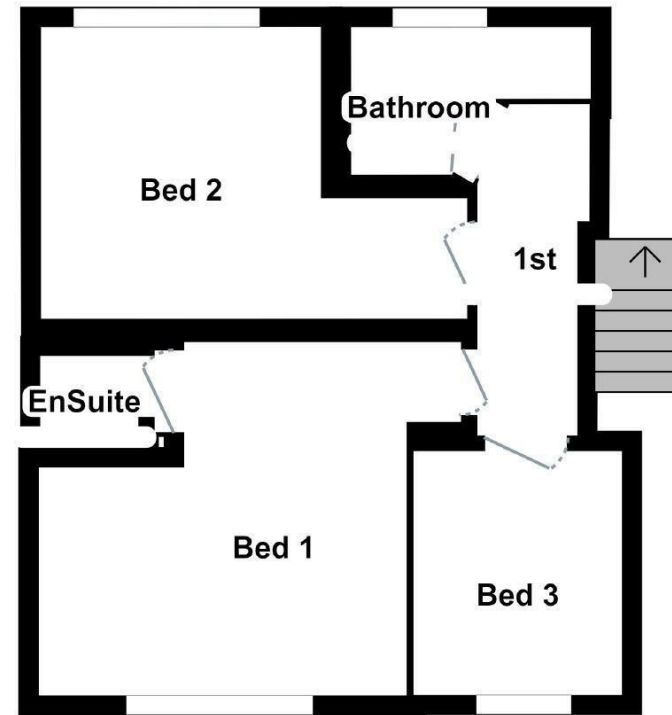
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For illustration purposes only. Not to scale.

## Ground Floor

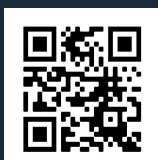
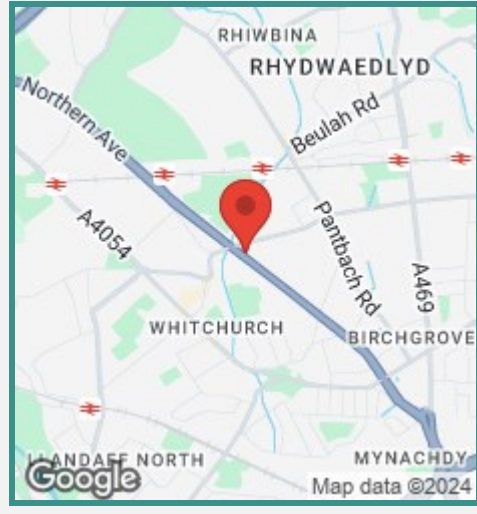


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## First Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			86
(81-91) <b>B</b>		72	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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