



£400,000 Freehold
Manor Way | Cardiff | CF14 1RL

Hern &
Crabtree

This delightful detached bungalow offers a perfect blend of comfort and convenience. Boasting three double bedrooms, this property is ideal for those seeking single-level living.

The property's prime location not only provides easy access to the A48 and M4 for seamless commuting but also places you within walking distance of the shops on Pantbach Road and Birchgrove. Additionally, its close proximity to the University Hospital of Wales adds to the appeal of this residence.

With a driveway for your vehicles and the added benefit of no onward chain, this bungalow presents a fantastic opportunity for a new homeowner. The surroundings and the practical layout make this property a must-see.

In conclusion, viewing this property is highly recommended to fully appreciate the comfort and convenience it offers. Don't miss out on the chance to make this charming bungalow your new home sweet home.



Entrance

Entered via a composite door with obscure double glazed panels to top and bottom.

Hallway

Radiator. Laminate flooring. Access to loft via hatch with pull down ladder, power point and light.

Bedroom One 14'5" x 10'6"

Double glazed bay windows to the front. Picture rail. Radiator. Wooden flooring.

Bedroom Two 10'11" x 11'

Double glazed windows to the side. Picture rail. Radiator. Wooden flooring. Walk-in wardrobes measuring 3'2" x 6'.

Lounge 11' x 14'5"

Double glazed bay windows to the front. Radiator. Coved ceiling. Picture rail. Wooden flooring.

Living Room/Dining Room 27'7" x 11'1"

Double glazed patio doors to the rear. Coved

ceiling. Picture rail. Radiator. Wooden flooring. Brick work fireplace.

Bathroom 6'1" x 7'10"

Double glazed obscure window to the side. Tiled walls and floors. Bath with a shower from the taps. WC. Sink. Separate Walk-in shower. Radiator.

Kitchen 13' x 11'3"

Double glazed windows to the side and rear. Door to the outside. Selection of wall and base units with laminate



work surfaces. Stainless steel sink and drainer. Space for cooker. Space for fridge.

Large Walk-In Pantry/Utility 4'11" x 4'4"

Walk-in pantry/utility with built-in shelves, combination boiler and plumbing for dishwasher or washing machine.

Outside

Rear Garden

Large rear garden with a paved patio area and lawn. Wooden fencing and brick wall. Access to the front of the property. Car port area.

Front Garden

Driveway with access to car port and parking for several vehicles. Walled and fenced. Flower beds. Gate giving access to the rear garden.

Additional Information

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

EPC - D

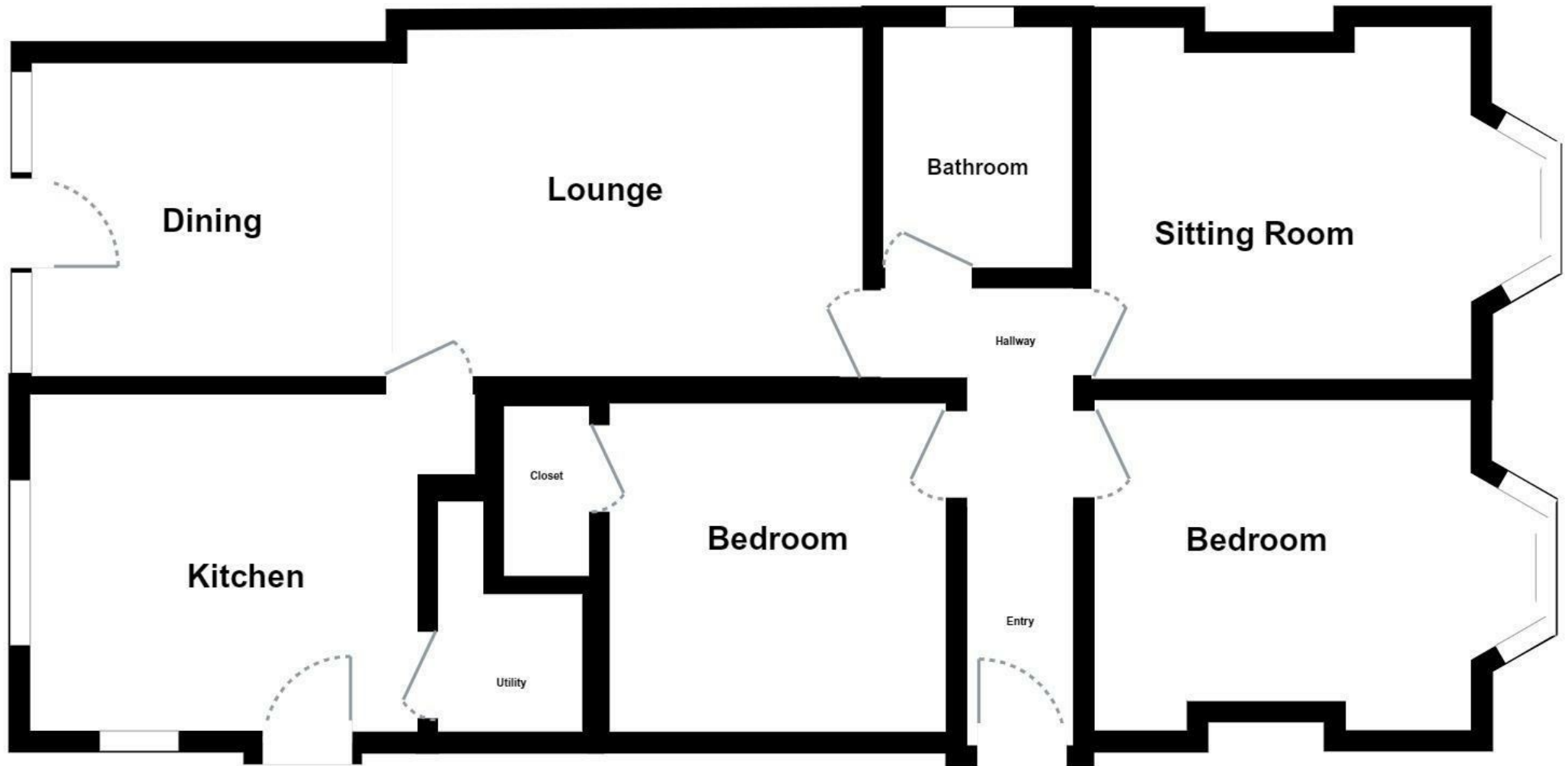
Council Tax Band - F

Disclaimer: The property title and lease details (including duration and costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property

descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may

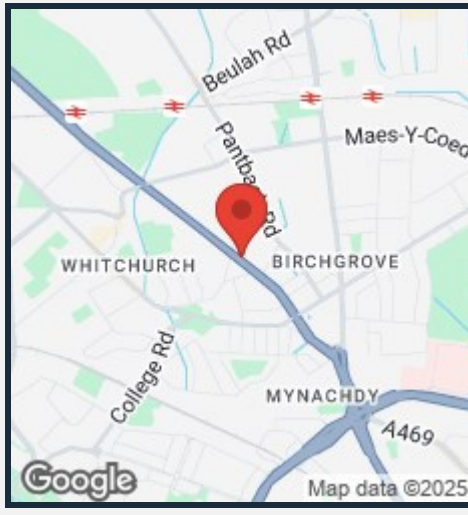
differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		59
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



304 Caerphilly Road, Heath, Cardiff, CF14 4NS
Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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