



## Manorbier Close, offers over £340,000

- NO CHAIN
- 3 BED DETACHED
- LARGER THAN AVERAGE PLOT
- Council Tax Band - E
- GARAGE TO REAR
- EPC Rating: C



 3
  1
  3



## About the property

Presenting an immaculate detached residence, now available for sale, located in a charming village, with local amenities close at hand. This property offers an exceptional living standard and is sure to appeal to discerning buyers.

Internally, the property features a single yet spacious reception room that serves as the perfect setting for relaxing and entertaining. The welcoming atmosphere is further enhanced by the carefully chosen decor and the abundance of natural light that streams through the windows.

The property boasts a well-equipped kitchen, complete with all the modern conveniences one would expect in a home of this caliber. The kitchen also benefits from a dedicated dining space, making it an ideal place for family meals or entertaining guests. There is also a ground floor cloakroom.

The residence offers three well-proportioned bedrooms, providing ample space for rest and relaxation, master bedroom having en suite. Each room has been well maintained to ensure a comfortable and peaceful environment for the occupants. The property also includes a well-appointed bathroom, adding to the overall convenience and functionality of the home. There is also a garage situated to the rear of the





## Accommodation

### Hallway

### Cloakroom

### Living Room

20' 7" max x 10' 1" max ( 6.27m max x 3.07m max )

### Kitchen/ Diner

17' max x 10' 1" max ( 5.18m max x 3.07m max )

### Landing

### Bedroom One

15' plus wardrobe x 13' 3" max ( 4.57m plus wardrobe x 4.04m max )

### Ensuite

### Bedroom Two

9' 2" x 8' 9" ( 2.79m x 2.67m )

### Bedroom Three

8' 9" x 7' 5" ( 2.67m x 2.26m )

### Bathroom

### Front And Rear Garden

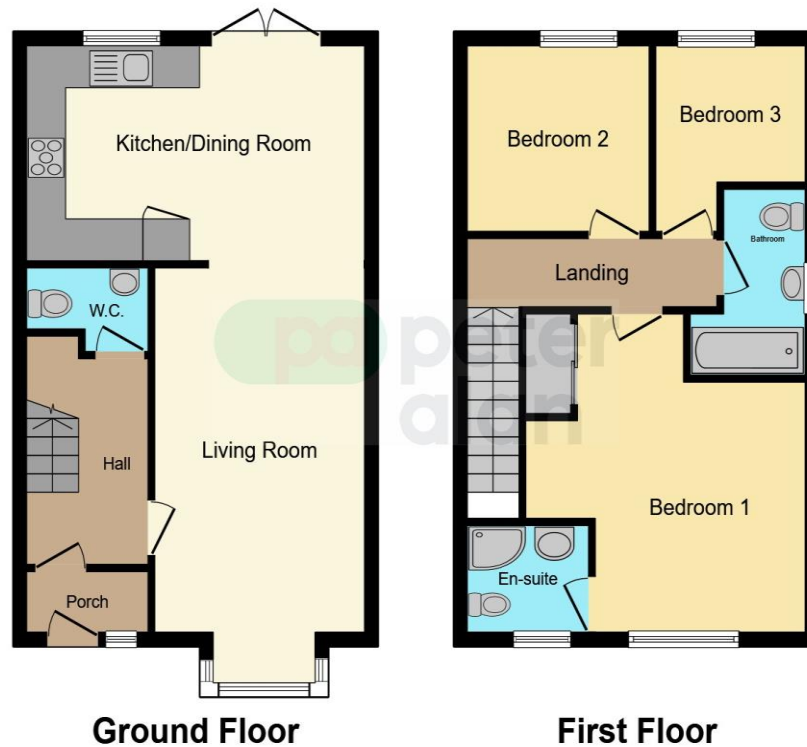
### Garage

17' 5" max x 13' 5" max ( 5.31m max x 4.09m max )

02920 703799

penarth@peteralan.co.uk

## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let