



19 Manston Close, Cardiff

£220,000 Freehold

TWO BEDROOM END OF TERRACE PROPERTY CORNER PRIVATE GARDEN **PARKING** NO CHAIN ** A beautifully presented two bedroom property. Entrance hallway, lounge/dining room and kitchen. To the first floor; primary bedroom, second bedroom and family shower room. Allocated parking space to side. Wrap around garden. EPC Rating: C

Council Tax band: D

Tenure: Freehold

HALLWAY

Entered via a wooden door, cloakroom space to one side. Doors to kitchen and lounge/dining room.

LOUNGE/DINING ROOM

15' 11" x 11' 9" (4.84m x 3.57m)

A good sized lounge/dining room. Oak flooring. Space for dining room table. UPVC bay window to side.

Quarter turning spindled staircase leading to the first floor. Radiator.

KITCHEN

9' 3" x 5' 7" (2.83m x 1.71m)

Appointed along two sides, high and low level modern sage cupboards beneath laminate worktops, integrated 1.5 bowl composite sink with side drainer and chrome mixer tap, integrated four ring gas hob and extractor hood, integrated oven. Space for low level fridge and freezer and plumbing for washing machine. Wall hung 'Worcester' gas central heating boiler. Radiator. Tiled splashbacks and flooring. UPVC window to side, overlooking garden.

FIRST FLOOR LANDING

Access to loft. Doors to all rooms.

BEDROOM ONE

10' 7" x 8' 10" (3.22m x 2.70m)

Primary, double bedroom. Built in mirrored sliding door wardrobes to one side. Radiator. Built in storage cupboard housing hot water tank and central heating control panel. Laminate flooring. UPVC window to side.

BEDROOM TWO

8' 7" x 7' 6" (2.62m x 2.29m)

A second bedroom. Laminate flooring. Floor to ceiling shelving units. Radiator. UPVC window to side.

BATHROOM

6' 2" x 5' 7" (1.87m x 1.69m)

White suite; low level WC, wall hung wash hand basin with chrome mixer tap, glass shower cubicle with chrome shower. Tiled walls and flooring. Chrome heated towel rail. Shaving point. Obscured glass window to front.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website





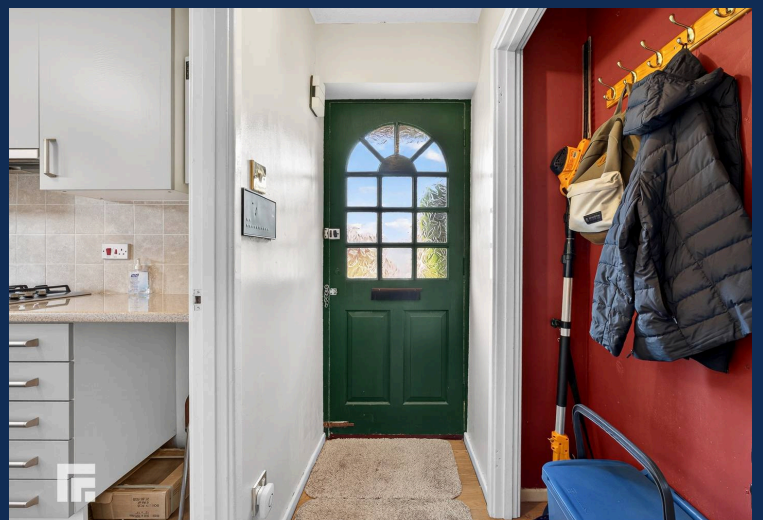
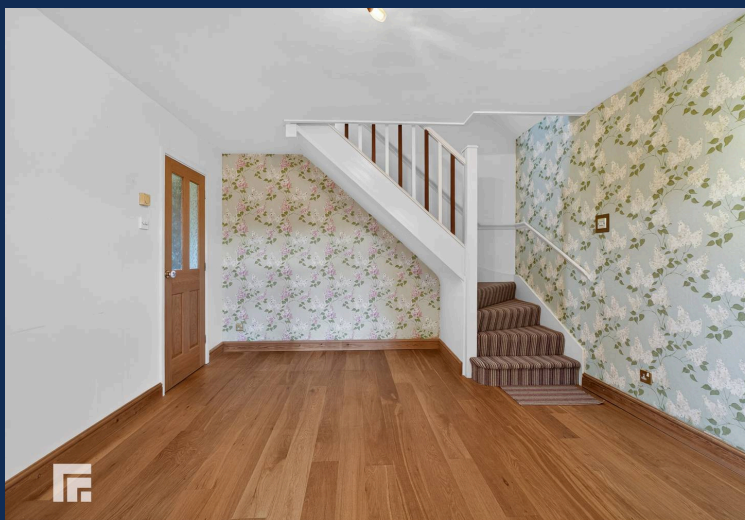
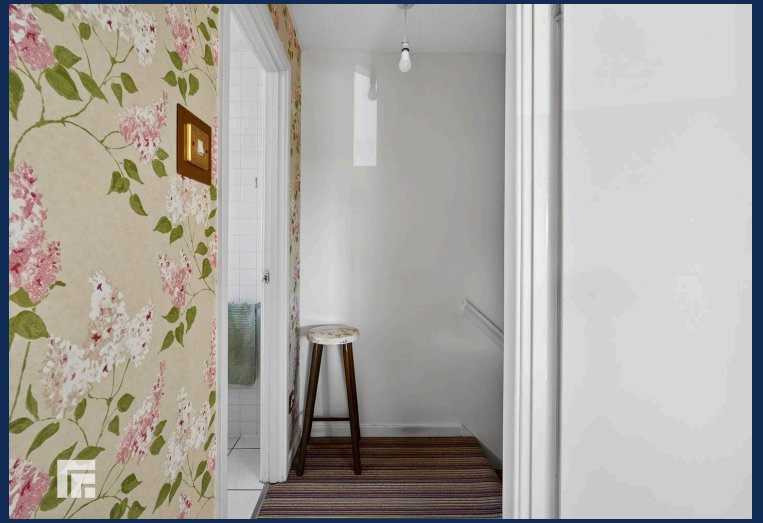
GARDEN

Entered via a timber gate and bordered by a timber fence/hedges, an enclosed, private front to side wrap around garden. Laid to lawn with mature trees and shrubs. Pathway leading to entrance.

ALLOCATED PARKING

1 Parking Space

Allocated parking to side.



GROUND FLOOR
247 sq.ft. (22.9 sq.m.) approx.

1ST FLOOR
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA: 488 sq.ft. (45.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 32028

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