



**Edwards & Co**  
property sales & lettings

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**Manor Way  
Cardiff  
CF14**

**Guide Price £415,000**



- Spacious 3 Storey 4 double bedroom family sized home
- Extended and open plan family/dining/kitchen
- Additional front reception room
- 2 first floor double bedrooms + 1 sizeable single bedroom
- First floor family bathroom
- Superb loft conversion double bedroom with en-suite
- Very well presented throughout
- Private and enclosed rear garden + terrace
- Block paved driveway + single garage
- First class Welsh and English school catchments

**Ref: PRA53791**

**Viewing Instructions: Strictly By Appointment Only**



# General Description

\*Spacious and significantly extended 4 bedroom family sized home in Birchgrove, Cardiff\* Edwards and Co are delighted to offer for sale this very well presented and conveniently located 3 storey semi-detached house. The property offers extended ground floor accommodation plus a fabulous loft conversion with en-suite shower/wc. Must be viewed to be fully appreciated.

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## Driveway & Front Entrance

This semi-detached property features a spacious front area with a decorative brick boundary. The driveway is extensive, offering ample off-street parking. The exterior showcases traditional detailing, including large bay windows that enhance natural light. The façade combines a mix of brick and rendered surfaces, providing an attractive visual appeal.

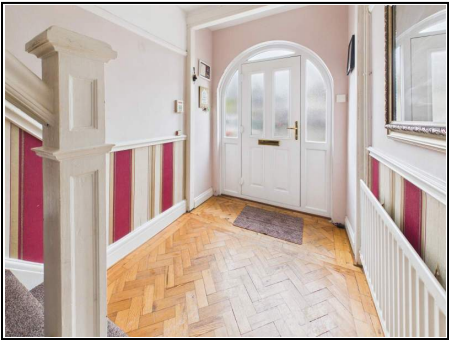
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## Entrance Porch

The property features a distinctive entrance with a welcoming front door in a soft pastel shade, complemented by a white frame. The arched design above the door enhances its character, allowing natural light to filter through. The entrance is flanked by a traditional brick wall, providing a sense of privacy and structure.

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## Entrance Hallway

This welcoming entrance hallway features a classic parquet flooring design, enhancing the space with a warm and inviting atmosphere. The walls are decorated with a combination of soft pastel colours and bold stripes, creating a stylish yet homely feel. Natural light streams through the large front door, which also features glass panelling. Carpeted stairs lead to the first floor.

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## Front Reception Room

The inviting living room features a spacious layout with a distinct bay window allowing ample natural light to fill the space. The room is finished with patterned wallpaper, adding character and charm. The flooring is covered with a plush carpet, providing comfort underfoot. The overall colour palette creates a warm and welcoming atmosphere, making it an ideal setting for relaxation and social gatherings.

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## Family Room

This spacious additional living area features a well-planned layout with ample natural light, creating a welcoming atmosphere. The walls are adorned with tasteful decor, and the flooring is carpeted throughout, providing both comfort and warmth. Large windows allow for generous light penetration and offer views of the outside environment. Chimney breast with a recently fitted feature fireplace with living flame gas fire.

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## Dining Area

This room is a spacious open-plan kitchen and dining area, featuring ample natural light from multiple windows and a skylight overhead. The flooring is sleek and modern, providing a clean aesthetic. The room is designed for practicality and functionality, with sufficient space for dining and cooking activities. The large French doors offer access to the outdoor area, enhancing the connection between indoor and outdoor living spaces. Overall, it provides a bright and inviting atmosphere, perfect for family gatherings and daily meals.

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## Kitchen

The modern and stylish kitchen features a practical layout enhancing both functionality and flow. The surfaces are crafted from a light-coloured material, providing a bright and airy atmosphere. The walls are complemented with a striking contrast of dark tiles, creating a contemporary feel. Natural light floods in through large windows, contributing to an inviting and spacious environment. The flooring is finished in dark tiles, offering durability and ease of maintenance.

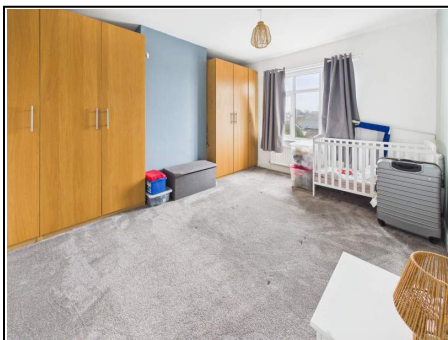
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## First Floor Landing

This well-proportioned landing area features a blend of attractive wallpaper with striped patterns complemented by a neutral colour scheme. Natural light fills the space through a window, enhancing the overall ambiance. The carpeting provides a warm and inviting underfoot feel. The layout optimally utilises the available space, leading upstairs efficiently. Access doors to bedrooms 2, 3, 4 and bathroom and stairs to loft bedroom 1.

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## Bedroom 2

This spacious double bedroom features a well-lit design with natural light flowing in through the window that overlooks the rear garden. The walls are painted in a calming shade, contributing to a peaceful atmosphere. The flooring is carpeted, offering comfort and warmth. The room includes ample storage space, making it functional and practical for everyday use.

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### Bedroom 3

Bedroom 3 is another spacious double bedroom that features large bay windows that provide ample natural light and a pleasant view. The room is designed with a pleasant colour scheme, creating a warm and inviting atmosphere. The walls incorporate a decorative pattern, adding character to the space. The flooring is carpeted, contributing to the overall comfort of the room. Additionally, there is sufficient storage space available.



### Bedroom 4

Bedroom 4 is a good sized single bedroom that offers a well-defined space with ample natural light, thanks to the window positioned to provide visibility to the outdoor area. The decor features light-coloured walls, contributing to a bright and open atmosphere. The floor is finished with a neutral carpeting, which enhances the room's versatility for various uses such as a bedroom or home office.



### Bathroom

This bathroom features a 3 piece suite with tiled walls that provide a stylish and practical finish. The space includes a modern washbasin and a toilet, contributing to a streamlined aesthetic. Natural light is offered through a window, enhancing the ambiance of the room. The flooring is composed of tiles, ensuring durability and ease of maintenance.



### Bedroom 1 with En Suite Shower Room

This spacious loft bedroom provides a unique and cosy atmosphere. Natural light enters through a skylight, enhancing the sense of openness in the room. The walls are adorned with a modern pattern, contributing to the contemporary feel of the space. The flooring is carpeted, offering added warmth and comfort. Door to en-suite shower room.



### En Suite Shower Room to Bedroom 1

This modern en-suite features a sleek design with a spacious layout. Natural light is abundant, thanks to a skylight that adds warmth and brightness. The room has been finished with contemporary tiles that provide a clean and stylish aesthetic. An open shower area enhances the feeling of space and accessibility. The flooring is practical and visually appealing, contributing to the overall modern ambiance of the room.



## Rear Garden

The rear garden area offers a spacious and very private outdoor environment featuring a combination of paved and grassed sections. The layout provides ample room for various landscaping options and outdoor activities. There are boundaries defined by fencing and a brick wall on one side, contributing to a sense of privacy. The garden is well-suited for potential gardening or recreational uses, ideal for families or individuals looking for outdoor space.

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## Paved Terrace

Paved outdoor seating/entertaining area overlooking the rear garden. Steps down to lawn area and access to side driveway.

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## Garage

Single garage with roller shutter access door.

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## Agents Opinion

This really is a very attractively priced 4 bedroom property for the area and offers extended and very spacious 3 storey accommodation together with private gardens, garage and ample off road parking. The property is conveniently located for Cardiff City centre and the M4 motorway and is within only a short distance from both Birchgrove and Whitchurch Village shopping centres. Must be viewed internally to be fully appreciated.

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## Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

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## Anti Money Laundering

**MONEY LAUNDERING REGULATIONS:** All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

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## Services

Mains Electric, Mains Drainage, Mains Water, Mains Gas

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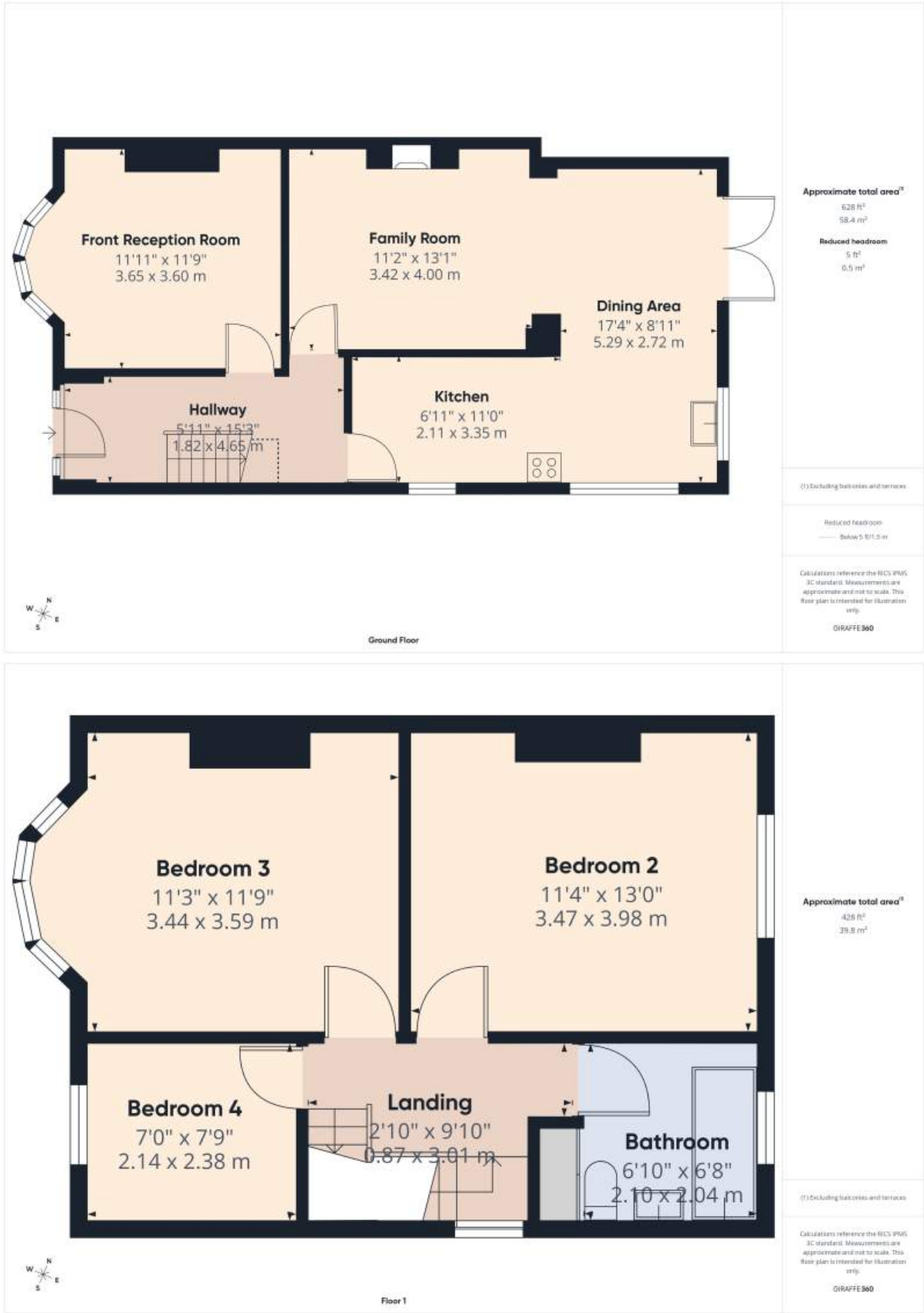


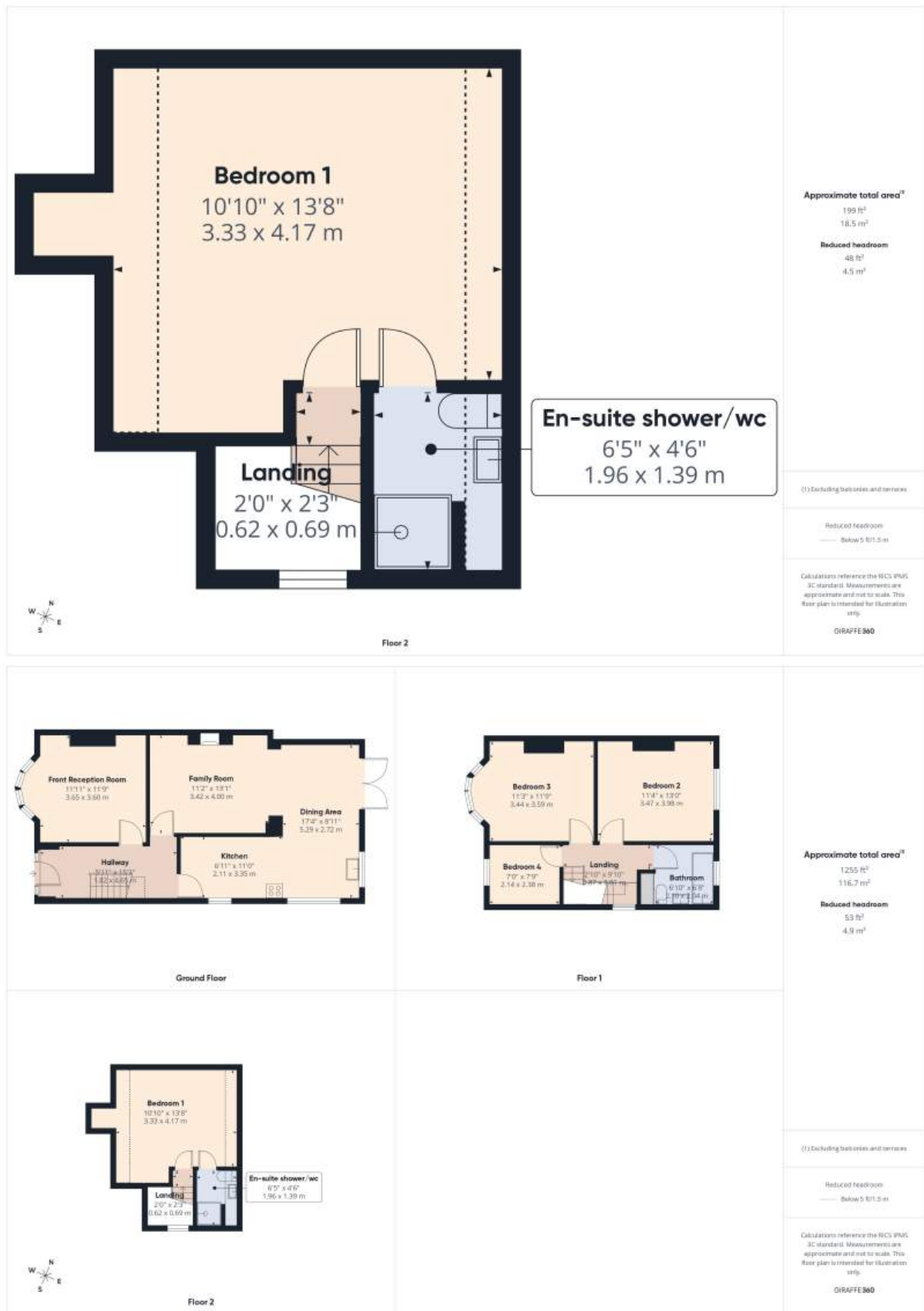
Tenure

We are informed that the tenure is Freehold

Council Tax


Band E





All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <div> <div>(92+) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> </div> <i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.