

# Manston Close

RADYR WAY, CARDIFF, CF5 2EW

**OFFERS IN EXCESS OF £200,000**

**Hern &  
Crabtree**



# Manston Close

No onward chain. Manston Close is a quiet cul-de-sac situated between Llandaff and Danescourt, a highly sought-after area popular with professionals and first-time buyers alike. It offers excellent value for money and a peaceful, pleasant setting.

This well-presented two-bedroom end-of-terrace home is ready for its next owner to move straight in, personalise, and make their own. The accommodation briefly comprises an entrance hall, an open-plan lounge/diner, and a fitted kitchen on the ground floor. Upstairs, there are two bedrooms and a family bathroom.

The property also benefits from a generously sized L-shaped garden with a shed and an allocated parking space.

Radyr Way is conveniently located close to a range of local shops, cafés, and amenities, along with excellent public transport links via bus and rail providing easy access to Cardiff city centre.



# 484.00 sq ft

## Entrance

Entered via a pvc double glazed door into the living room.

## Living Room

Double glazed window to the rear. Two radiators. Wood laminate flooring. Stairs to the first floor. Door to the kitchen.

## Kitchen

Double glazed window. The kitchen is fitted with wall and base units with worktops. Space for electric cooker with cooker hood fitted over. Space and plumbing for a washing machine. Stainless steel sink and drainer. Radiator. Space for a fridge freezer. Baxi combi boiler.

## FIRST FLOOR

Stairs from the living room with wooden hand rail and spindles.

## Landing

Loft access hatch.

## Bedroom One

Double glazed window to the rear. Radiator. Large storage cupboard with shelving and small radiator.

## Bedroom Two

Single bedroom. Double glazed window to the rear. Radiator.

## Bathroom

Obscure double glazed window. Bath with electric shower, w/c and wash hand basin. Part tiled walls. Vinyl flooring. Heated towel rail. Shaver point.

## OUTSIDE

### Front

Allocated off street parking hardstand.

### Rear Garden

Enclosed rear garden. Mainly laid to lawn and patio area. Mature shrubs and flower borders.

### Tenure and additional Information

we have been advised by the seller that the property is freehold and the council tax band is D

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

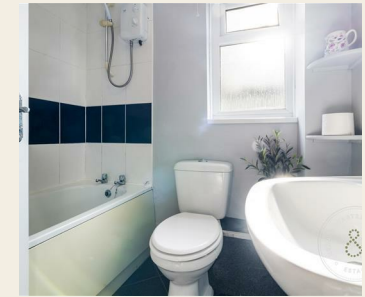
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



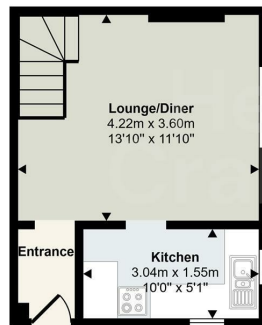
# Good old-fashioned service with a modern way of thinking.



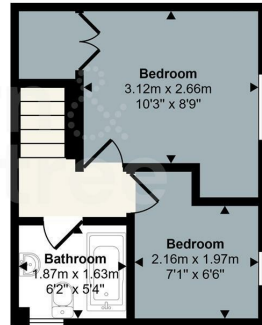
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



Approx Gross Internal Area  
45 sq m / 484 sq ft



Ground Floor  
Approx 22 sq m / 240 sq ft



First Floor  
Approx 23 sq m / 244 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

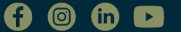


## Hern & Crabtree

02920 555 198 | [llandaff@hern-crabtree.co.uk](mailto:llandaff@hern-crabtree.co.uk)

[hern-crabtree.co.uk](http://hern-crabtree.co.uk)

8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5



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