

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



MANOR WAY
WHITCHURCH



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



ENTRANCE

open porch to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

5.51m max x 3.86m max (18'0" max x 12'7" max)

kitchen is fitted with a range of wall and base units with work tops over. stainless steel 1.5 bowl sink and drainer with mixer tap. space for a range gas cooker, tiled splash backs and cooker hood over. space and plumbing for washing machine, tumble dryer and dishwasher. under lights under the wall units, tv point, space for a wine cooler fridge, space for an american style fridge/freezer. tiled flooring, two radiators.

HALLWAY

LOUNGE/DINER

8.61m max x 4.27m (28'2" max x 14'0")

INNER LOBBY

BEDROOM ONE

5.08m max x 3.53m max (16'7" max x 11'6" max)

bedroom has double fitted wardrobes

BATHROOM

2.49m x 1.47m (8'2" x 4'9")

WC

WET ROOM

1.45m x 3.58m (4'9" x 11'8")

BEDROOM TWO

4.50m max x 3.33m max (14'9" max x 10'11" max)

Bedroom has double fitted wardrobes with also French doors leading out to garden

BEDROOM THREE

2.87m max x 2.54m (9'4" max x 8'3")

BEDROOM FOUR

2.06m x 3.61m (6'9" x 11'10")

OUTSIDE -

Front - Driveway providing off street parking for at least two vehicles. Part laid to lawn, mature shrubs and borders, double wrought Iron gate and additional pedestrian gate. Side gate access leading to the rear garden.

REAR GARDEN

Enclosed rear garden with stone walls, part paved patio, part lawn. Selection of mature shrubs, trees and flower borders, outside cold water tap. A door leading detached double brick built workshop/storage shed with power and light. Furthermore there is a purpose built storage shed, Side return courtyard garden with raised flower borders, outside security light and obscured glazed door leading to the bathroom. Gate leading to the front of the property.

TENURE

We are informed by our client that the property sis freehold, this is to be confirmed by your legal

COUNCIL TAX

Band - F

ADDITIONAL INFORMATION

Out buildings in the garden offer so much potential for conversion (subject to necessary planning)
Ease of access to the Village and train links.
360sqft workshop

“ Impressively size and well presented four bedroom detached bungalow in the sort after area of Whitchurch, perfect for those looking to downsize or families looking to be in catchment for both Whitchurch High and Glantaf. ”

Comments by - Mr Elliott Hooper-Nash



MANOR WAY
WHITCHURCH, CF14 1RL - £425,000

4 bedrooms 2 bathroom(s) 1216.00 sq ft

Nestled in the charming location of Manor Way, Whitchurch, Cardiff, this unique detached bungalow offers a delightful living experience. Boasting 2 reception rooms and 4 bedrooms spread across 1,216 sq ft of living space, this property is a true gem.

Conveniently situated near Whitchurch village and Rhiwbina, this bungalow provides excellent commuting links and easy access to a variety of amenities. The landscaped gardens are perfect for enjoying the summer months, while the ample off-street parking via double gates adds a touch of convenience.

Step inside to discover a well-designed layout featuring a kitchen/breakfast room, a spacious lounge/diner, and a luxurious bathroom complete with a jacuzzi bath for added indulgence. The kitchen's stunning Indian Sand stone floor tiles add a touch of elegance to the space.

The property also includes a wet room, a separate WC, and a lovely enclosed rear garden with a patio area, ideal for outdoor relaxation. Additionally, there is a 360 square foot workshop in the garden, offering excellent space for various purposes. Whether you envision it as a workshop, a granny annex, or even an AirBnB for additional income, the possibilities are endless.

With its prime location, good school catchment area, and proximity to cafes, shops, and transport links, Whitchurch and Rhiwbina are popular villages that offer a vibrant community lifestyle. Don't miss out on the opportunity to make this versatile bungalow your new home sweet home.

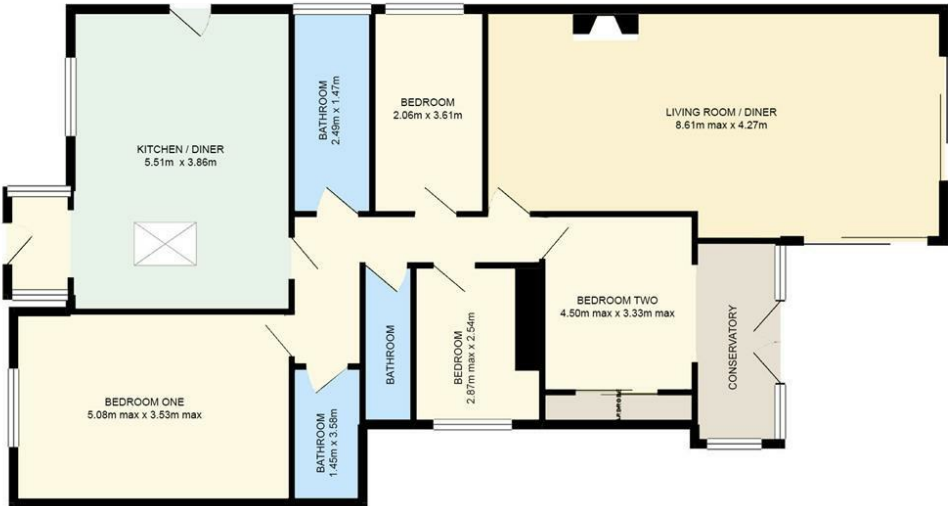
PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
Elliott@jeffreycross.co.uk
02920 499680
Director



Manor Way, Whitchurch, CRF

Main Building: Total Interior Area Above Grade 113 m²



0 1 2 m



PREPARED: 2024/06/28

iGUIDE

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.