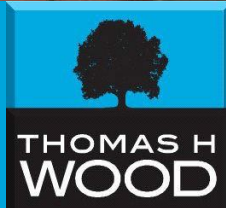




46a Manor Way

Whitchurch, Cardiff, CF14 1RJ



Asking Price Of £350,000

4 Bedrooms



A substantial four bedroom end of terrace property centrally located on the Birchgrove, Whitchurch, Rhiwbina boundary line. The property benefits from a recently renewed kitchen, redecoration throughout, first floor balcony and large, tiered rear garden. Excellent access to A470 and M4 at J32, villages of Rhiwbina, Whitchurch and Birchgrove. Also within catchment and walking distance of the highly regarded primary and secondary schools. The property briefly comprises; entrance hallway, lounge, generous kitchen/diner and WC. To the first floor, there are 3 good size bedrooms, a family bathroom and stairs to bedroom 4. The property is to be sold with no onward chain.

ENTRANCE HALL

UPVC front door leading to hallway, LVT flooring, door to all rooms and stairs to the first floor.

LOUNGE

12' 3" x 18' 5" (3.74m x 5.63m) into bay Overlooking the front aspect of the property with carpeted floors, painted walls, smooth ceiling, under stairs storage, radiator with TRV and UPVC bay window.

KITCHEN/DINER

15' 0" x 14' 11" (4.58m x 4.55m) A generous kitchen diner with a recently renewed modern kitchen with contrasting worktops over. Electric oven, electric hob, stainless steel extractor fan over, stainless steel sink with chrome taps. Space and plumbing for fridge freezer, washing machine and wall mounted combination boiler. Ample space for a large dining table and chairs. UPVC windows to side and rear aspect, radiator with TRV and UPVC door to the rear garden and door to WC.

WC

3' 1" x 4' 7" (0.96m x 1.42m) With low level WC, wall mounted wash and basin with chrome mixer tap and tiled splashback, LVT flooring.



LANDING

With painted walls, carpeted floors, doors to all rooms and stairs to bedroom four.

BEDROOM 2

9' 2" x 14' 10" (2.80m x 4.53m) Overlooking the front aspect to the property with carpeted floors, painted walls, smooth ceiling, UPVC bay window and radiator with TRV.

BEDROOM 3

9' 2" x 11' 6" (2.80m x 3.51m) A further double room with carpeted floors, painted walls, smooth ceiling, radiator with TRV, UPVC window and obscure UPVC door to balcony.

BEDROOM 4

6' 7" x 6' 9" (2.02m x 2.06m) Overlooking the rear aspect of the property with carpeted floors, painted walls, smooth ceiling, UPVC window and radiator with TRV.

BATHROOM

6' 6" x 6' 11" (2.00m x 2.13m) A three-piece family bathroom with low-level WC, pedestal wash hand basin with chrome mixer tap and tiled splashback. Bath with tiled surround, chrome mixer shower above, obscure UPVC window to front aspect and chrome towel radiator.

BEDROOM 1

10' 2" x 18' 2" (3.12m x 5.54m) into the eaves A good size double room with carpeted floors, painted walls, smooth ceiling. Ample eaves storage, UPVC window to rear aspect and radiator with TRV.

OUTSIDE

FRONT

A low maintenance front garden with paved path to front door, decorative gravel garden, original brick built perimeters and side access to rear garden

REAR

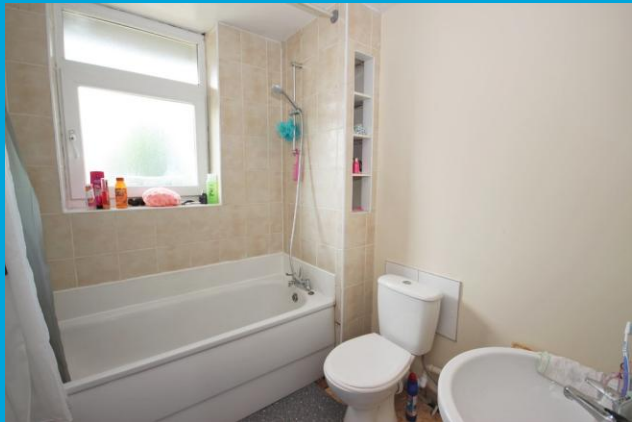
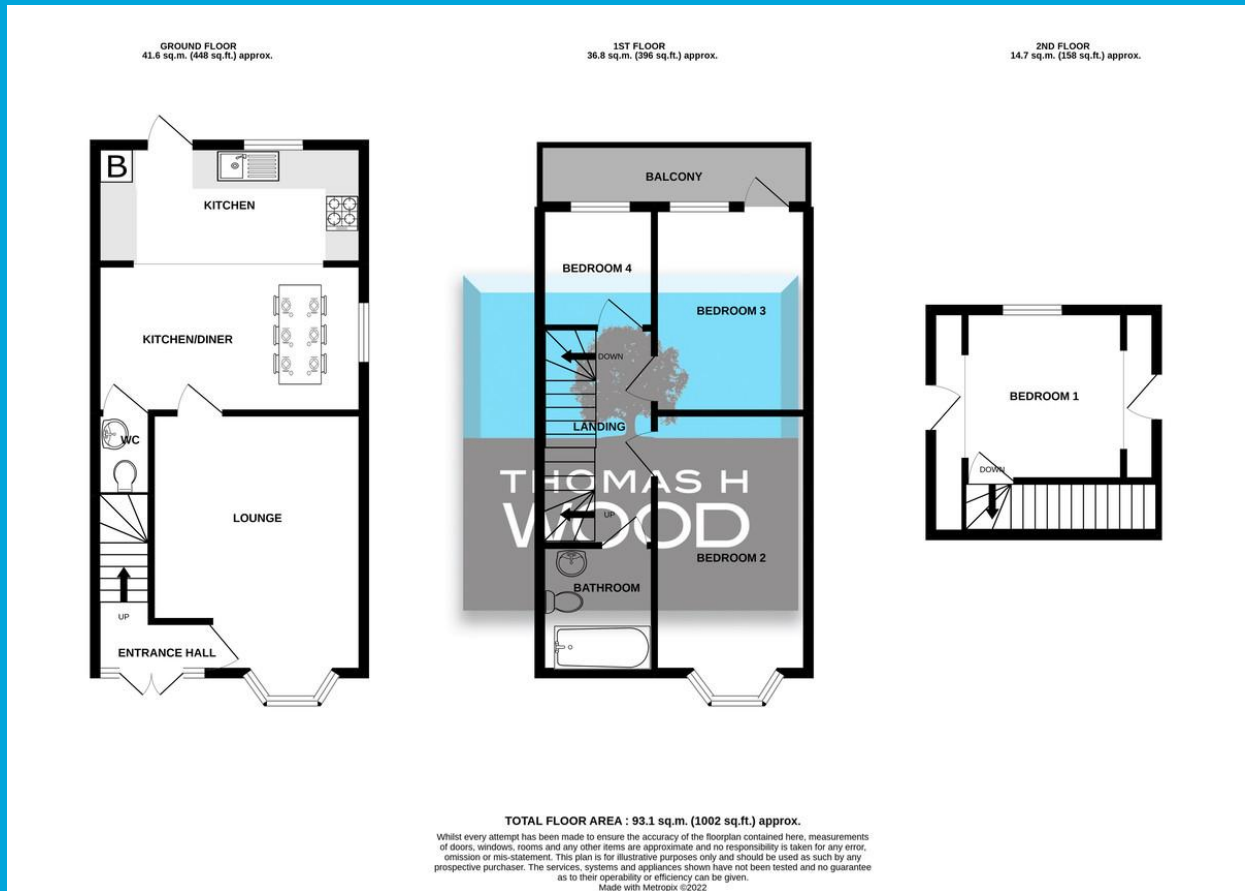
A very generous two tier rear garden. Steps leading to the raised Astro turf area, leading to an excellent size garden. Garden perimeters and rear gate. Off road parking.

TENURE

This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX Band F





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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