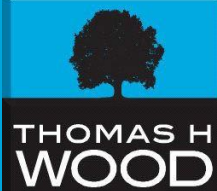




99 Manor Way

Whitchurch, Cardiff, CF14 1RF



Asking Price Of £365,000

3 Bedrooms



Thomas H Wood Estate Agents are delighted to offer for sale this extended and beautifully presented family home situated in the heart of Whitchurch close to all amenities, schools and commuter links. The property has been very well maintained and modernised by the current owners and recent improvements include a new kitchen and combination boiler. This larger than average property briefly comprises entrance porch, hallway, cloakroom, two generous reception rooms, open plan kitchen and dining room. To the first floor are three good size bedrooms and a family bathroom. The property further benefits from a sizeable garage, 2 large sheds and sunny southwest private garden. Sold with no onward chain.

ENTRANCE

via partially glazed UPVC front door leading to a spacious entrance hallway with original tiled floor. Painted walls, smooth ceiling with coving, radiator with TRV and doors to all rooms, stairs to 1st floor.

LOUNGE

13' 3" x 14' 6" (4.05m x 4.44m) Overlooking the front aspect of the property, a sizable principal reception room with carpeted floors, painted walls, smooth ceiling with coving, decorative fireplace, UPVC bay window and radiator with TRV.

CLOAKROOM

2' 7" x 5' 4" (0.80m x 1.64m) Low-level WC, pedestal wash and basin with chrome taps. Original tiled floors, painted walls and smooth ceiling.

SITTING ROOM

12' 0" x 15' 2" (3.67m x 4.64m) Carpeted floors, painted walls, smooth ceiling with coving, decorative fireplace, radiator with TRV and opening to;



DINING ROOM

8' 5" x 10' 7" (2.57m x 3.25m) Open to the sitting room and kitchen with tiled laminate flooring, painted walls, smooth ceiling with spotlights and Velux window. UPVC French doors and windows to rear garden and vertical radiator with TRV.

KITCHEN

6' 11" x 19' 4" (2.12m x 5.90m) Bright and spacious kitchen with a range of wall and base units with quartz worktops over. Split face tiled splashbacks, induction hob with extractor over, electric oven, space and plumbing for dishwasher and fridge freezer. Inset bowl and a half stainless steel sink with chrome tap. Recently installed Ideal esprit eco boiler (one month old) .

FIRST FLOOR

Stairs rising to the first floor landing. A spacious carpeted landing with painted walls, smooth ceiling, radiator with TRV and doors to all rooms.

BEDROOM 1

12' 0" x 15' 8" (3.67m x 4.79m) Overlooking the rear aspect of the property, a sizable double bedroom with carpeted floors, painted walls, smooth ceiling with coving, fitted cupboard, space for additional wardrobes, picture UPVC window and radiator, with TRV.

BEDROOM 2

12' 0" x 14' 7" (3.67m x 4.45m) into bay an excellent sized double bedroom with carpeted floors, painted walls, smooth ceiling with coving, UPVC bay window, radiator with TRV, fitted wardrobes along one wall.

BEDROOM 3

7' 1" x 8' 6" (2.17m x 2.60m) Overlooking the front aspect of the property. A good size single room with carpeted floors, painted walls, smooth ceiling, UPVC window, radiator with TRV and pull-down loft hatch.

FAMILY BATHROOM

7' 6" x 7' 2" (2.30m x 2.20m) Low-level WC, pedestal wash hand basin, bath with chrome taps and handheld shower, separate shower enclosure with electric Myra shower and chrome towel radiator. Laminate flooring, partially tiled walls and obscure UPVC window to side aspect.

OUTSIDE

REAR

A generous and private rear garden with a sunny Southwest orientation. With laid lawn, block paved patio area and mature trees and shrubs. A sizable garage with electrics, space and plumbing for washing machine and tumble dryer. The garage offers superb conversion potential into the garden room or office. Further sheds to the rear of the garden.

FRONT

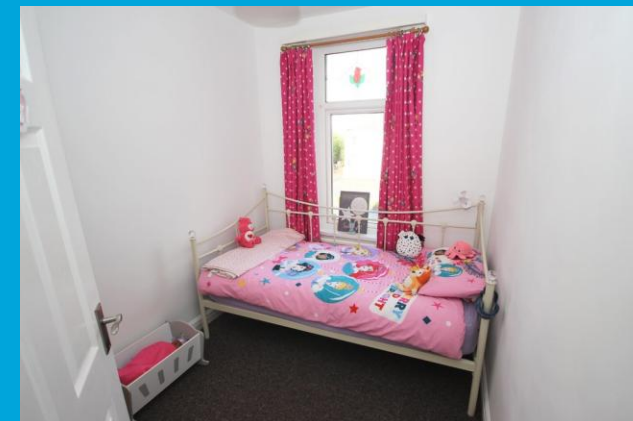
A wide and generous driveway with space for multiple cars.

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		85 B
69-80	C		
55-68	D	62 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