



**108 MANOR WAY**  
**WHITCHURCH**  
**CARDIFF CF14 1RL**

ASKING PRICE OF  
**£380,000**



**DETACHED BUNGALOW**



**3**



**1**



**1**



**2**

**\*\* NO ONWARD CHAIN \*\*** MGY are pleased to offer for sale this detached bungalow in the popular *Whitchurch* area. The property comprises hallway, lounge/bedroom three, living room opening to dining room, kitchen, utility area, two further bedrooms and shower room. Outside there is off road parking for several cars and a large enclosed rear garden. Viewing highly recommended !

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 785 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via obscured double glazed door. Radiator. Access to loft space.

#### **LOUNGE/BEDROOM THREE**

14' 5" into bay window x 11' 1" into alcove (4.40m x 3.39m)  
Double glazed bay and window to front. Coved ceiling and picture rail. Radiator. Exposed floorboards.

#### **BEDROOM ONE**

10' 11" x 10' 7" (3.34m x 3.24m)  
Double glazed window to side. Coved ceiling and picture rail. Exposed floorboards. Radiator. Glazed door to walk in wardrobe with hanging, shelving and with lighting.

#### **BEDROOM TWO**

14' 5" into bay window x 10' 7" into alcove (4.40m x 3.23m)  
Double glazed bay window to front. Radiator. Exposed floorboards. Picture rail.

#### **BATHROOM**

7' 10" x 6' 1" (2.41m x 1.87m)  
Obscured double glazed window to side. Tiled walls and floor. Shower cubicle with mains shower, pedestal wash hand basin with mixer tap, tile panelled bath with mixer tap and shower attachment, w.c. Radiator.

#### **SITTING ROOM**

15' 1" x 11' 1" into alcove (4.60m x 3.38m)  
Feature brick fire surround with inset log burner. Floorboards. Coved ceiling and picture rail. Glazed door to kitchen. Square opening to:-

#### **DINING ROOM**

11' 4" x 10' 7" (3.46m x 3.23m)  
Double glazed door to rear garden with double glazed panels either side. Radiator. Floorboards.

#### **KITCHEN**

14' 8" x 10' 7" (4.48m x 3.25m)  
Double glazed window overlooking rear garden. Tiled floor. Double glazed door to side. Base and wall units with work surfaces incorporating stainless steel sink unit with mixer tap. Gas cooker point. Breakfast bar. Door to:-

#### **UTILITY ROOM**

Black and white tiled floor. Wall mounted gas combi boiler. Work surface. Plumbing and space for washing machine. Shelving. Light.

#### **OUTSIDE**

Rear -A large level garden mostly laid to lawn, borders housing shrubs, bushes and trees. Gated access to either side.

Front / Side  
Car port. Driveway.

#### **LOCATION**

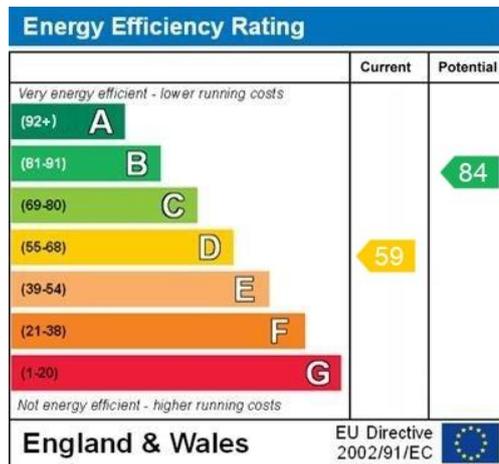
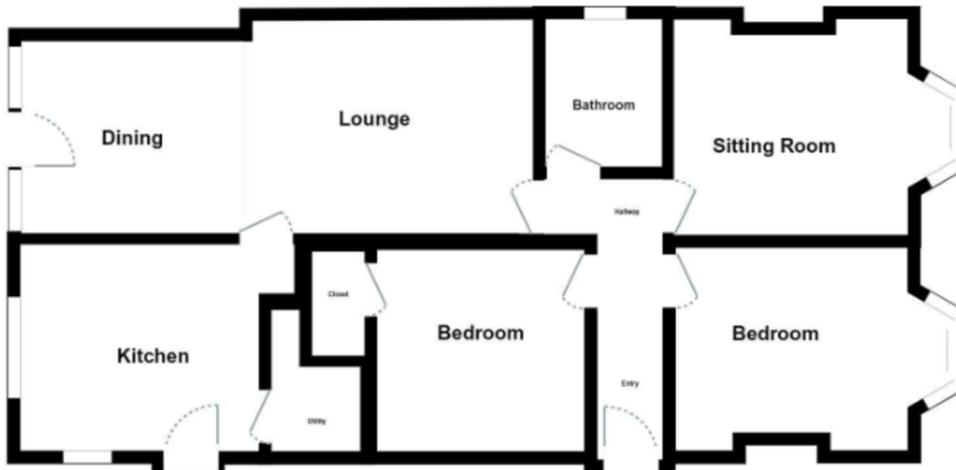
This property is within close proximity to *Whitchurch* village with post office, newsagent, supermarket, bars, several restaurants, banks and many more. Easy transport links to the city centre and A470 and M4. *Whitchurch* has well regarded schools at all levels including a welsh school.



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**WHITCHURCH** 02922 745848

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