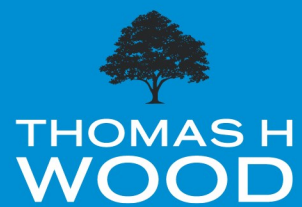




Manor Way,
Whitchurch, Cardiff,
CF14 1RE



Asking Price
£475,000

4 Bedrooms
House - Semi-Detached

An exceptionally well presented and substantially extended semi detached family home, ideally positioned in the highly regarded area of Whitchurch. Much loved and clearly cared for by the current vendors, the property has been maintained and presented to an excellent standard throughout, creating a home that is both immediately appealing and exceptionally versatile. The front reception room is currently used as an occasional bedroom, demonstrating the flexibility available to the next owner without compromising its primary use as a reception room. The stand out feature of the property is the substantial self contained style annexe to the rear. Benefiting from its own front door, separate living accommodation, double bedroom and shower room, the annexe offers an excellent solution for multigenerational living, an independent space for a family member or those running a business from home who require accommodation that can be separated from the main family living space. The ground floor of the main house comprises a welcoming entrance hallway, cloakroom WC, front facing sitting room, exceptionally generous lounge/diner, fitted kitchen and inner hallway providing access to the rear annexe. The first floor provides three well proportioned bedrooms and a family bathroom. The principal bedroom benefits from a front facing bay window and built in wardrobes, whilst the second bedroom is another good sized double with built in storage. The third bedroom is a versatile room with windows to both the front and side aspects. Externally, the property is approached via a substantial block paved driveway providing parking for a number of vehicles. The rear garden is a real feature of the home and has clearly been carefully maintained by the current vendors. A paved patio provides an excellent area for outdoor seating and entertaining, with raised flower beds, lawn and mature enclosed boundaries creating an attractive and private setting. Useful insulated garden room with power.



ENTRANCE

Entered via a UPVC entrance door with double glazed surround, opening into the welcoming entrance hallway.

HALLWAY

A spacious central hallway providing access to the principal ground floor accommodation and cloakroom, with stairs rising to the first floor. Radiator and double glazed window to side. Doors lead to the sitting room, lounge, kitchen and cloakroom.

W.C.

2'6" x 4'9"

Low level W.C.

SITTING ROOM/VERSATILE ADDITIONAL ROOM

11'10" x 12'4" (into recess)

A particularly well proportioned front facing reception room with UPVC double glazed bay window overlooking the front of the property. Coved ceiling and radiator. Currently used as a reception room by the vendors, the room has also been utilised occasionally as a bedroom, providing useful flexibility for those requiring additional sleeping accommodation.



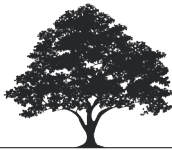
Features

- Exceptionally Well Presented Extended Semi Detached Family Home
- Separate One Bedroom Annexe With Its Own Front Door
- Ideal For Multigenerational Living Or Home Based Business Use
- Three Reception Areas Plus Annexe Living Accommodation
- Two Bathrooms
- Generous Driveway And Beautifully Maintained Rear Garden With Insulated log cabin
- No Onward Chain

LOUNGE

22'4" x 11'5"

An impressive and exceptionally generous principal reception room extending across the rear of the property. UPVC double glazed French doors provide direct access to the rear garden and are complemented by double glazed windows to either side, creating a particularly bright and attractive family living space. Feature fireplace surround, laminate flooring, coved ceiling and radiator.





KITCHEN

18'0" x 7'6"

A spacious fitted kitchen comprising a comprehensive range of wall and base level units with complementary work surfaces over. One and a half bowl stainless steel sink and drainer with mixer tap and ceramic tiled splashbacks. Electric point for cooker, ceramic tiled flooring and useful built in storage cupboards. UPVC double glazed window to side and UPVC double glazed French doors opening directly onto the rear garden. Door leading to the inner hallway.

INNER HALLWAY

Providing useful additional access to the front driveway via a UPVC double glazed door with adjoining double glazing to side. Door to built in storage cupboard. Laminate flooring and radiator. Door leading to the annexe accommodation.

ANNEXE

A particularly impressive and versatile addition to the property, the rear annexe benefits from its own front door and provides accommodation that can operate independently from the main family home. This makes it particularly well suited to multigenerational living, independent accommodation for a family member or a business owner seeking a separate space for working and living. The annexe also benefits from direct access to the rear garden.

ANNEXE LOUNGE

14'9" x 8'9"

A well proportioned additional reception room with UPVC double glazed French doors opening directly onto the rear garden.

ANNEXE BEDROOM

18'0" x 8'9"

A generous double bedroom with UPVC double glazed French doors providing direct access to the rear garden.

ANNEXE SHOWER ROOM

4'6" x 5'10"

Fitted with a three piece suite comprising corner shower cubicle with glass doors, pedestal wash hand basin and low level WC. Ceramic tiled walls and floor and UPVC double glazed window to side.

FIRST FLOOR

LANDING

The first floor landing provides access to the three bedrooms and family bathroom. Double glazed window to side, loft access hatch, coved ceiling and doors leading to all rooms.

BEDROOM ONE

12'3"x 14'9" (into bay & wardrobes)

A generous principal bedroom with UPVC double glazed bay window overlooking the front of the property. Built in wardrobes with sliding doors provide useful storage, together with radiator, coved ceiling and carpeted flooring.



4 BEDROOMS



2 BATHROOMS



3 RECEPTION ROOMS



ENERGY RATING: D

Information

- Postcode: CF14 1RE
- Tenure: Freehold
- Council Tax Band: E
- Floor Area: 1606.00 sq ft
- Current EPC Rating: D
- Potential EPC Rating: C

BEDROOM TWO

12'0" x 10'7"

A well proportioned double bedroom with UPVC double glazed window overlooking the rear of the property. Built in wardrobe with sliding doors, radiator and carpeted flooring.

BEDROOM THREE

7'6" x 6'9"

A versatile third bedroom with UPVC double glazed windows to both front and side aspects, providing excellent natural light. Laminate flooring and radiator.

FAMILY BATHROOM

5'10" x 6'3"

Fitted with a modern three piece suite comprising P shaped bath with independent shower over and glass shower screen, pedestal wash hand basin and low level WC. Ceramic tiled walls and floor and UPVC double glazed window to side.

OUTSIDE**FRONT**

The property is approached via a substantial block paved driveway providing off road parking for a number of vehicles. The frontage is exceptionally well maintained and provides an attractive approach to the property, together with useful access to the side and rear accommodation.

REAR

The rear garden is a particularly attractive feature of the property and has been lovingly maintained by the current vendors. A paved patio provides an ideal area for outdoor seating and entertaining, with raised flower beds adding interest and definition. The remainder of the garden is predominantly laid to lawn and is enclosed by brick walling and wooden fencing, providing a good degree of privacy.

CABIN

11'1" x 10'3"

A useful insulated garden room with power and a recently renewed roof, providing an excellent additional space for working, hobbies or storage.

TENURE

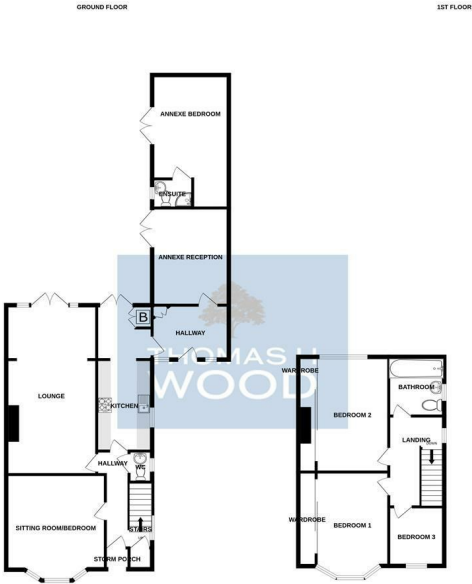
This property is understood to be Freehold. This will be verified by the purchaser's solicitor.

COUNCIL TAX

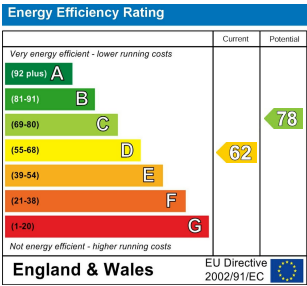
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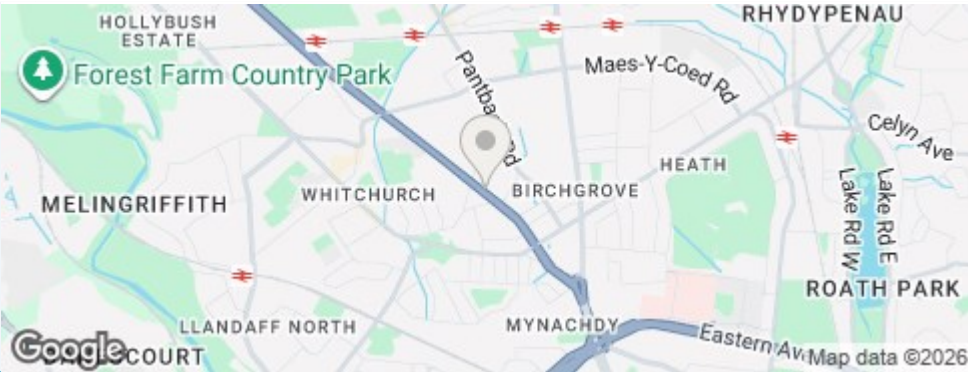
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all areas, buildings, grounds and any other items are approximate and no responsibility is taken for any errors or omissions of this statement. This plan is for guidance purposes only and should be used as such for any prospective purchaser. The purchaser is advised to check the measurements and to check the accuracy of the information provided. The purchaser is advised to check the measurements and to check the accuracy of the information provided. The purchaser is advised to check the measurements and to check the accuracy of the information provided.



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

The combination of a beautifully maintained family home, generous reception space, a separate annexe with its own entrance and an excellent garden creates a particularly flexible property that can adapt to a wide variety of family and lifestyle requirements. Close to the excellent public transport links, highly regarded schools and the excellent local amenities.

Thomas H Wood



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