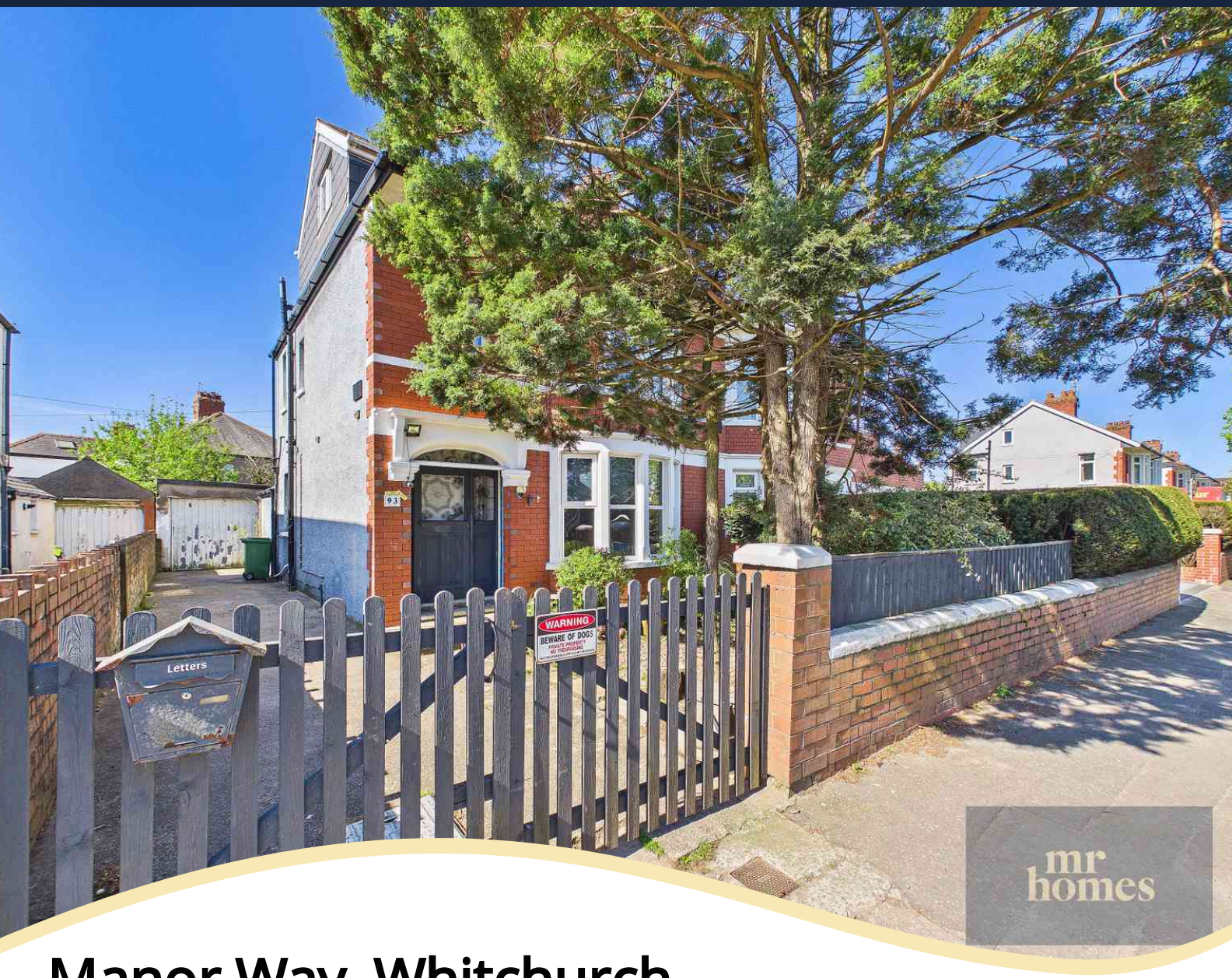
FOR SALE

Offers In The Region Of £395,000 Freehold



Manor Way, Whitchurch, Cardiff. CF14 1RF

- * OFFERS IN THE REGION OF £395,000 * NO CHAIN!!!
- EXTENDED 4-BED SEMI-DETACHED FAMILY HOME - RETAINING SOME ORIGINAL FEATURES
- 3-STOREY PROPERTY - DORMER EXTENDED
- DOUBLE BAY FRONTED
- SEPARATE LIVING & SITTING ROOMS with WOODBLOCK 'HERRINGBONE DESIGN' PARQUET FLOORING
- KITCHEN/BREAKFAST ROOM
- DORMER EXTENDED 2nd FLOOR 4th BEDROOM with EN-SUITE
- 3x BEDROOMS & A FAMILY BATHROOM TO THE 1st FLOOR
- GARAGE & OUTBUILDINGS
- SOUTH-WEST FACING ATTRACTIVE REAR GARDEN & ENCLOSED ATTRACTIVE FRONT GARDEN
- PRIVATE & GATED LARGE DRIVEWAY (HOLDS SEVERAL VEHICLES)
- CLOSE TO WHITCHURCH, BIRCHGROVE & RHIWBINA VILLAGES
- EXCELLENT TRANSPORT LINKS
- EXCELLENT SCHOOL CATCHMENT
- WHITCHURCH PRIMARY SCHOOL
- YSGOL GYMRAEG MELIN GRUFFYDD
- WHITCHURCH HIGH SCHOOL
- YSGOL GYFUN GYMRAEG GLANTAF

mr homes

Mr Homes Estate Agents
Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555
info@mr-homes.co.uk

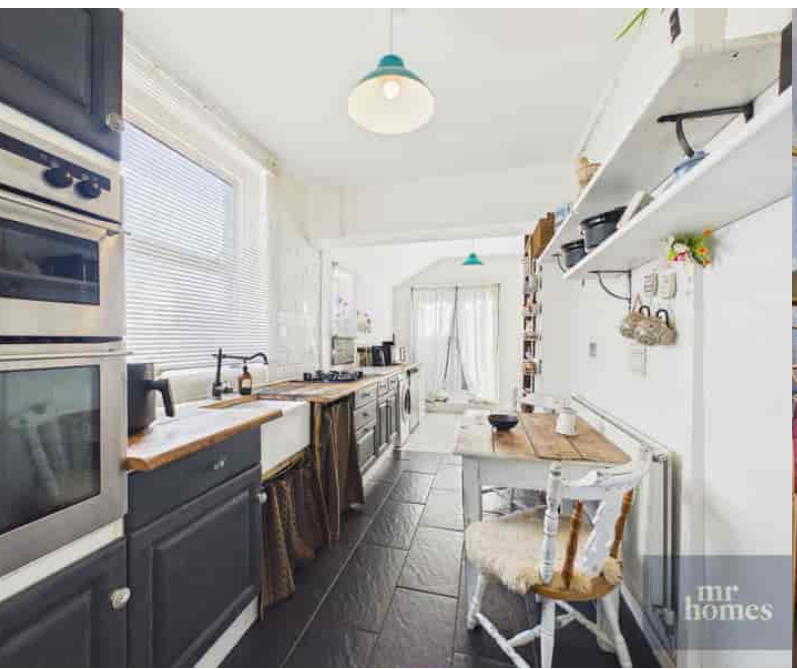




PROPERTY DESCRIPTION

* Offers In The Region Of £395,000 * NO CHAIN!!! * Welcome to this EXTENDED 4-Bedroom Semi-Detached, Dormer-Extended & Double Bay Fronted Family Home in the Sought-After Area of Whitchurch. Combining timeless original features with modern comforts, this impressive three-storey residence offers spacious and versatile living across four bedrooms, two bathrooms, and two elegant reception rooms. The property benefits from a generous gated driveway accommodating several vehicles, a Garage, and additional Outbuildings that provide valuable extra storage. Enjoy the bright and functional kitchen/breakfast room and relax in the private SOUTH-WEST facing Rear Garden – a perfect peaceful retreat for Family life. Located close to the vibrant villages of Whitchurch, Birchgrove, and Rhiwbina, this home is ideally positioned for access to excellent schools and transport links.

EARLY VIEWING HIGHLY RECOMMENDED - CALL US ON 02920 204 555 - FREE MORTGAGE ADVICE AVAILABLE - WWW.MR-HOMES.CO.UK





ROOM DESCRIPTIONS

SUMMARY
Welcome to this stunning double bay fronted, dormer-extended 4-bedroom semi-detached family home in the sought-after area of Whitchurch. Combining timeless original features with modern comforts, this impressive three-storey residence offers spacious and versatile living across four bedrooms, two bathrooms, and two elegant reception rooms. The property benefits from a generous gated driveway accommodating several vehicles, a garage, and additional outbuildings that provide valuable extra storage. Enjoy the bright and functional kitchen/breakfast room and relax in the private south-west facing rear garden – a perfect peaceful retreat for family life.

Located close to the vibrant villages of Whitchurch, Birchgrove, and Rhiwbina, this home is ideally positioned for access to excellent schools and transport links. Families will appreciate its inclusion in highly regarded catchment areas including Whitchurch Primary and High Schools, alongside Welsh-language institutions such as Ysgol Gymraeg Melin Gruffydd and Ysgol Gyfun Gymraeg Glantaf. The neighbourhood offers a wonderful community atmosphere, coupled with the convenience of nearby amenities and easy commuting options, making it a fantastic choice for growing families.

Upon entering, you are welcomed by two separate reception rooms, each showcasing beautifully preserved woodblock parquet flooring in a distinctive herringbone design. These versatile living and sitting areas provide ample space for both relaxing and entertaining, retaining some of the home's original character while offering a neutral backdrop for any style of decor. The kitchen/breakfast room is bright and practical, perfectly suited for daily family meals and casual dining, with ample work surfaces and plenty of storage options.

The first floor comprises two well-proportioned bedrooms and a single bedroom alongside a family bathroom, offering flexible accommodation to suit a variety of needs. The master and additional bedrooms enjoy generous natural light and easy access to the family facilities. Ascending to the dormer-extended second floor reveals the impressive fourth bedroom, complete with its own en-suite bathroom, offering a private sanctuary ideal for guests or older children.

Externally, the property boasts a large gated driveway that provides secure off-road parking for multiple vehicles, leading to a garage and useful outbuildings – perfect for tools, bikes, or further storage needs. The attractive, south-west facing rear garden is enclosed and private, presenting a safe and tranquil space for children to play or for alfresco dining in the warmer months. The front garden is equally charming and well-maintained, contributing to the overall curb appeal of this distinguished home.

In summary, this extended 4-bedroom semi-detached family home is a blend of character, space, and practicality, set within a thriving community and well-serviced by local amenities and schools. Offering a unique opportunity to secure a delightful family residence in Whitchurch, it promises an exceptional lifestyle with convenient access to city living while enjoying the benefits of a peaceful suburban environment.

External Open Porch
6' 0" x 1' 7" (1.83m x 0.48m)
Original Tile Floor & Walls, Original Front Door with Stain Glass Panes to Sides, Wall Mounted Welcome Light.

Entrance Hallway
14' 4" x 5' 10" (4.37m x 1.78m)
Tiled Flooring, Double Panel Radiator, Picture Rail, Coving, Understair Meter Cupboard, Understair Open Storage Area.

Living Room with Bay Window
13' 1" x 12' 2" (3.99m x 3.71m)
Woodblock 'Herringbone Design' Parquet Flooring, uPVC D/g Bay Window to Front, Double Panel Radiator, Coving to Ceiling.

Sitting Room
15' 2" x 12' 0" (4.62m x 3.66m)
Woodblock 'Herringbone Design' Parquet Flooring, Stone Chimney Breast, Radiator, uPVC D/g French Patio Doors to Rear Garden.

Kitchen/Breakfast Room
19' 6" x 7' 1" minimum width (5.94m x 2.16m minimum width)
Base Units with Real Wood Worktops Over, Belfast Sink with Mixer Tap, 2x uPVC D/g Windows to Side, Double Oven, 4x Ring Gas Hob with Tiled Splashback, Plumbed for Washing Machine, Undercounter Fridge, Space for American Style Fridge-Freezer. The Kitchen Widens to the Rear with Tiled Flooring, Door to Side, Obscured Window to Rear and uPVC D/g French Patio Doors to the Rear Garden.

First Floor Landing
9' 2" x 7' 1" (2.79m x 2.16m)
Fitted Carpet, uPVC D/g Window to Side, Coving to Ceiling. Doors to Bedrooms 1, 2, 3, Family Bathroom and Staircase to the 2nd Floor Landing and 4th Attic Bedroom.

Bedroom 1 with Bay Window
12' 2" x 12' 1" (3.71m x 3.68m)
Stripped Floorboards, uPVC D/g Bay Window to Front, Radiator and Picture Rail.

Bedroom 2
12' 10" x 12' 1" (3.91m x 3.68m)
Stripped Floorboards, uPVC D/g Window to Rear, Radiator and Original Fireplace.
NB: Wall Mounted Ideal LOGIC c30kW Combi-Boiler.

Bedroom 3
7' 3" x 7' 1" (2.21m x 2.16m)
Laminate Flooring, uPVC Window to Front, Radiator.

Family 4-Piece Bathroom Suite
8' 4" x 7' 0" (2.54m x 2.13m)
2x Original Sash Opaque Windows to Side, Bath with Shower Over, Close Coupled W.c, Bidet with Hot 'n' Cold Taps, Pedestal Wash Hand Basin with Hot 'n' Cold Taps, Radiator, Fully Tiled Walls.

Staircase to the Second Floor
Door into Bedroom 4/Attic Room

4th Bedroom/Attic Room - (Dormer Extended)
15' 5" x 11' 6" (4.70m x 3.51m) NB: Reduced Headroom due to sloping roof to sides.
Laminate Flooring, 2x Velux D/g Windows to Front & Rear, Storage Cupboards to Eaves with Hanging Rails, Radiator, Door to En-Suite.

En-Suite
Vinyl Flooring, Walk-In-Shower Cubicle with Electric Shower, Close-Coupled W.c, Pedestal Wash Hand Basin with Hot 'n' Cold Taps Over.

Attractive Front Garden - Enclosed
A Range of Shrubs and Plants with Sleeper Border, Enclosed by Low to Medium Height Brick Walls, Wood Panel Feather Edge Fencing and Hedgerow. Outside Security Sensor Light.

Private 'Gated' Double Driveway
Leads to the Garage.
Lockable Side Gate Access to the Rear Garden.

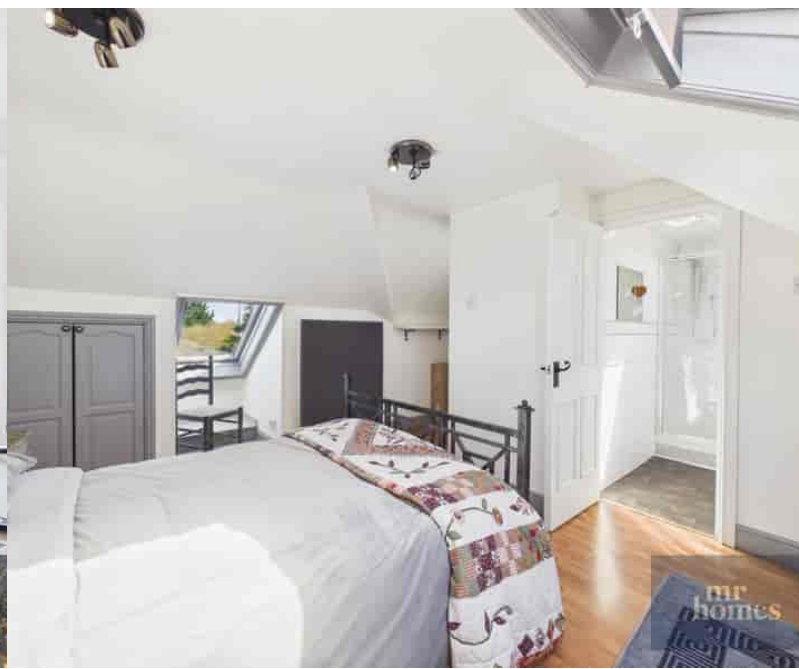
Rear Garden - SOUTH-WEST FACING
A Large & Enclosed South-West Facing Beautiful Rear Garden which has been Lovingly Maintained, with a Mixture of a Patio Seating Area, Astroturf, Recently Laid Cotswold Stone Chippings and Non-Slip Patio Stepping Stones. Running Adjacent is a Flower Bed Border with a Range of Plants and Shrubs and a Mature Winding Tree. To the Rear of the Garden is a Gated area which Widens behind the Outbuildings where the Flowerbed Border, Astroturf and Patio continue.

Garage
8' 7" x 7' 3" (2.62m x 2.21m)
Up 'n' Over Door, Power & Lighting. Doorway into the Rear Garden.
NB: Reduced in Size by a Stud Partition Wall.

Shower Room & Storage
8' 5" x 7' 0" (2.57m x 2.13m)
Shower Cubicle with Electric Shower, Window to Side and Opens to a 3rd Store Room

Large Storage Room
13' 7" x 12' 8" (4.14m x 3.86m)
Door to Rear Garden.





MATERIAL INFORMATION

Council Tax: Band F
N/A
Parking Types: Driveway. Garage. Gated. Off Street. Private.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: Cable. FTTP.
Accessibility Types: Level access.

EPC Rating: D (65)
Has the property been flooded in last 5 years? No
Flooding Sources: None.
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

Mobile Signal
Conservation Area - No

Flood Risk -

River : Very low - Seas : Very low

Mobile coverage -

EE - Vodafone - Three - O2

Broadband -

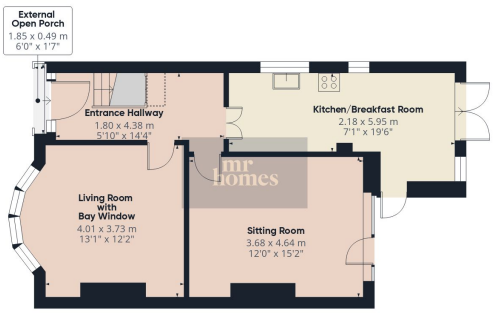
Basic - 19 Mbps - Ultrafast - 2000 Mbps -

Satellite / Fibre TV Availability - BT - Sky - Virgin

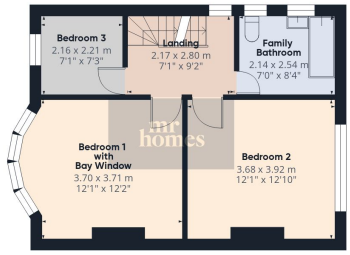




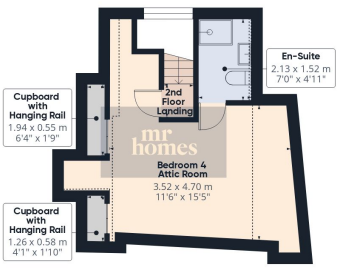
FLOORPLAN & EPC



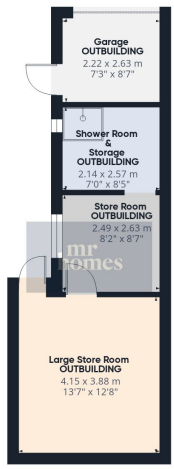
Ground Floor Main House



1st Floor Main House



2nd Floor Attic Room Main House



Ground Level Garage & Outbuildings

Approximate total area(1)

158.6 m²

1707 ft²

Balconies and terraces

0.9 m²

10 ft²

Reduced headroom

8.3 m²

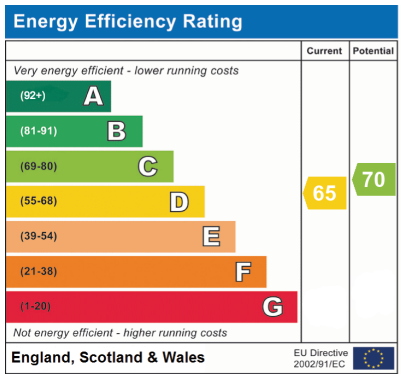
89 ft²

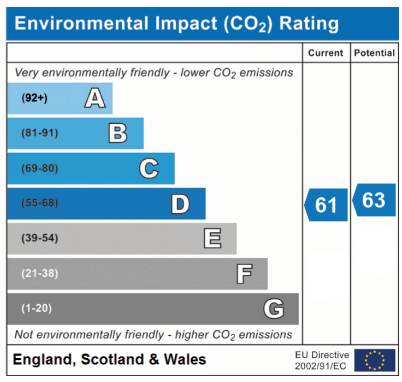
(1) Excluding balconies and terraces

Reduced headroom ····· Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Mr Homes Cardiff

Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD

02920 204555

info@mr-homes.co.uk