Edwards & Co
property sales & lettings

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Manor Close,
,
Whitchurch.
CF14 1RQ.

Guide Price £375,000

- Two bedroom fully accessible semi detached bungalow in Whitchurch to be sold with no onward chain.
- Large driveway with additional garage
- Generous principal reception room with dining area to rear
- Two excellent size double bedrooms and large wet room.
- Modern and stylish kitchen/dining area
- Walking distance to both Whitchurch and Rhiwbina train stations.

Ref: PRB50109

Viewing Instructions: Strictly By Appointment Only

General Description

Superbly finished semi detached two bed family home in Whitchurch to be sold with NO ONWARD CHAIN Edwards & Co are delighted to offer for sale this very well presented and spacious property, offering open plan living space leading into the kitchen, two double bedrooms, large shower room, garage and low maintenance enclosed rear garden. Also walking distance to Whitchurch and Rhiwbina village and close to all transport links. The perfect property for somebody looking to downsize or space for loft to be converted subject to planning so could suit a growing family. Walking distance to Caedelyn Park and Ideally positioned between Whitchurch and Rhiwbina schools.

Accommodation

Front & Entrance

Reinforced concrete driveway space for 3-4 cars, stone area, mature shrubs, planters, access to garage, brick wall boundary.

Entrance Hallway

Composite door with decorative glass pane, carpet, storage cupboard housing water tank, storage cupboard housing meters, loft access, radiator, single light pendant.

Reception Room

PVC window to front aspect, carpet, radiator, single light pendant.

Dining Area

Carpet, aluminium double glazed sliding patio door to rear opening on to paved patio area, radiator, single light light fitting.

Kitchen

Tiled effect flooring, tiled walls ,PVC door to rear aspect, aluminium double glazed window to rear, a range of base and wall mounted cabinets with contrasting countertops, inset sink with mixer taps, induction hob with extractor fan, space for white goods, fire blanket, radiator, light fixture.

Bedroom 1

PVC window to front aspect, carpet, mirrored fitted wardrobes, radiator, single light fitting.

Bedroom 2

Aluminium window, to rear aspect, carpet, radiator, single light fitting.

Wet Room

Tiled walls, PVC obscure glass window to side, walk in shower, wc, wash hand basin, radiator, single light fixture

Rear Garden

Patio area, access to garage, lawn area with mature trees, shrubs and bushes, fence and wall boundary.

Rear Garden 2

Patio Sitting Area

Garage

Electric door, power points, side access to rear garden.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:64

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E

Approximate total area[1]
953.11 ft²
88.55 m²

[1] Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.