

# Manston Close

RADYR WAY, CARDIFF, CF5 2EW

£210,000

Hern &  
Crabtree



# Manston Close

Manston Close is a quiet cul-de-sac situated between Llandaff and Danescourt, a highly sought-after area popular with professionals and first-time buyers alike. It offers excellent value for money and a peaceful, pleasant setting.

This well-presented two-bedroom end-of-terrace home is ready for its next owner to move straight in. The accommodation briefly comprises an entrance hall, an open-plan lounge/diner, and a fitted kitchen on the ground floor. Upstairs, there are two bedrooms and a family bathroom.

The property also benefits from a generous garden with a shed and an allocated parking space.

Radyr Way is conveniently located close to a range of local shops, cafés, and amenities, along with excellent public transport links via bus and rail providing easy access to Cardiff city centre.



# 470.00 sq ft

## Entrance

Entered via pvc front door, radiator, wood flooring, storage cupboard, coved ceiling.

## Living Room

Double glazed patio doors to the rear, stairs to the first floor, coved ceiling, wooden floor.

## Kitchen

Double glazed window to the front and side, wall and base units with worktop over, stainless steel sink and drainer, a four ring electric hob with integrated electric oven and grill combination, space and plumbing for a washing machine, coved ceiling, wooden floor.

## Landing

Stairs rise up from the ground floor, access to a insulated part boarded loft via a pull down ladder with light.

## Bedroom One

Double glazed window to the rear, radiator, two fitted wardrobes.

## Bedroom Two

Double glazed window to the rear, radiator, coved ceiling.

## Bathroom

Double obscure glazed window to the front, bath with power shower over, w.c and wash hand basin, heated towel rail, coved ceiling, tiled walls, wood laminate flooring.

## Garden

Enclosed by timber fencing, paved area, cold water tap, lawn area, garden shed, mature flower beds, gate leads to the front.

## Front and Parking

Parking space at the front on gravel area.

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been

provided by the seller and have not been verified by H&C.

Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

## Tenure

We have been advised by the seller that the property is freehold and the council tax band is D.



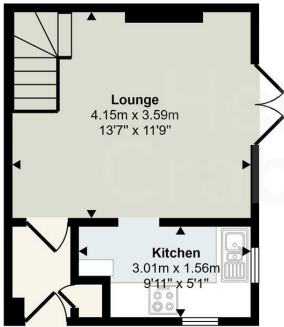
Good old-fashioned service with a modern way of thinking.



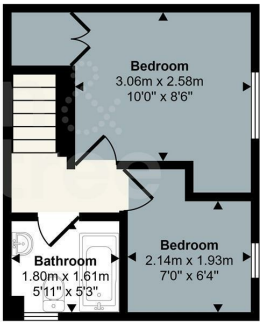
| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



Approx Gross Internal Area  
44 sq m / 470 sq ft



Ground Floor  
Approx 22 sq m / 237 sq ft



First Floor  
Approx 22 sq m / 232 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

