



£315,000 Freehold

Manor Way | Cardiff | CF14 1RP

Hern &
Crabtree

Positioned along a convenient slip road off Manor Way, this deceptively spacious three-bedroom mid-terrace home offers the perfect balance of comfort, practicality, and location. With generous proportions throughout and a smartly enclosed rear garden, this is a home designed for modern family living – ideally placed for those seeking accessibility without compromising on lifestyle.

From the moment you step inside, the warm and inviting atmosphere is apparent. The entrance hall sets the tone, flowing through to an open-plan lounge and dining space – a versatile area perfect for everything from relaxed evenings to entertaining guests. To the rear, a well-appointed kitchen overlooks the garden, offering a practical layout for busy households.

Upstairs, the property continues to impress with three well-sized double bedrooms – a rarity in many homes of this style – and a bright family bathroom. Outside, the rear garden is both private and easily manageable, making it an ideal retreat for families and professionals alike.

Parking is available on the slip road directly in front of the home, giving residents the convenience of off-street-style parking without the formality of a driveway. Set just moments from excellent transport links, including the A48 and M4, and within walking distance of the University Hospital of Wales and the highly regarded Whitchurch High School, this is a property that places everything within easy reach.

Whether you're stepping onto the ladder or looking for your next family move, Manor Way offers a fantastic opportunity to secure a home in one of Cardiff's most sought-after suburbs.

The Local Area – What's It Like to Live on Manor Way, Cardiff?

Living on Manor Way means having the best of North Cardiff on your doorstep. Located between the popular suburbs of Whitchurch and Heath, this well-connected location enjoys a welcoming community feel, excellent amenities, and green open spaces.



Entrance Hall

PVC double glazed door to the front, radiator, stairs to the first floor, alcove for storage.

Lounge Diner 11'11 max x 23'10 max

L-shaped room with a double glazed windows to the front and double glazed window to the rear, door to rear garden. Former serving hatch now window opening to the kitchen. Two radiators gas fireplace with surround. Picture rail.

Kitchen 9'1 max x 10'9 max

Double glazed window to the rear, double glazed door to the garden.

Matching wall and base units with worktops over, four ring gas hob, integrated oven, splash back and cooker hood fitted over. Stainless Steel sink and drainer. Plumbing for washing machine, space for dishwasher. Under stair recess with space for fridge freezer. Radiator, tiled floor.

First Floor

Stairs rise up from the entrance hall, banister, loft access hatch. Doors to:

Bedroom One 11'9 max x 12'9 max

Double glazed windows to the front, radiator. Recess with en suite shower quadrant and plumbed shower.

Bedroom Two 16'1 x 10'9

Double glazed windows to the rear, radiator.

Bedroom Three 9'4 x 9'5

Double glazed windows to the front, radiator.

Bathroom

Double obscure glazed window to the rear, WC, wash basin, bath. Built-in cupboard with gas combi boiler. Heated towel rail.

External

Front

Low rise hedge and wall with gate to lawn area. There is potential to create

an off street parking driveway subject to relevant planning permissions.

Rear Garden

Enclosed garden with patio, lawn, raised flower borders, mature shrubs and trees. Timber frame storage shed. Side access pathway, gate to the front of the property. Outside light. Barbecue pit.

Additional Information

We have been advised by the vendor that the property is Freehold.

EPC - C

Council Tax Band - D

Disclaimer: The property title and lease details (including duration and

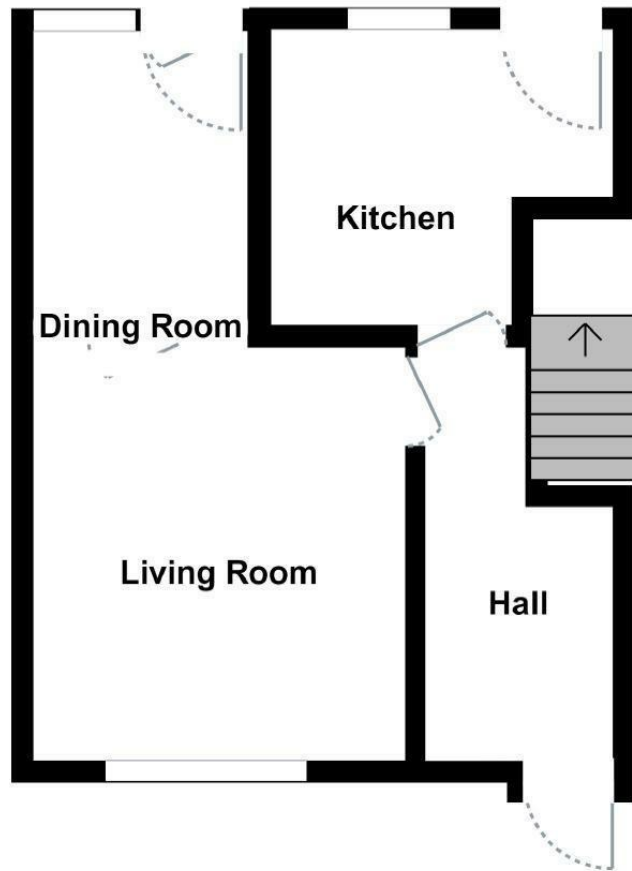


costs) have been supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of

Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.

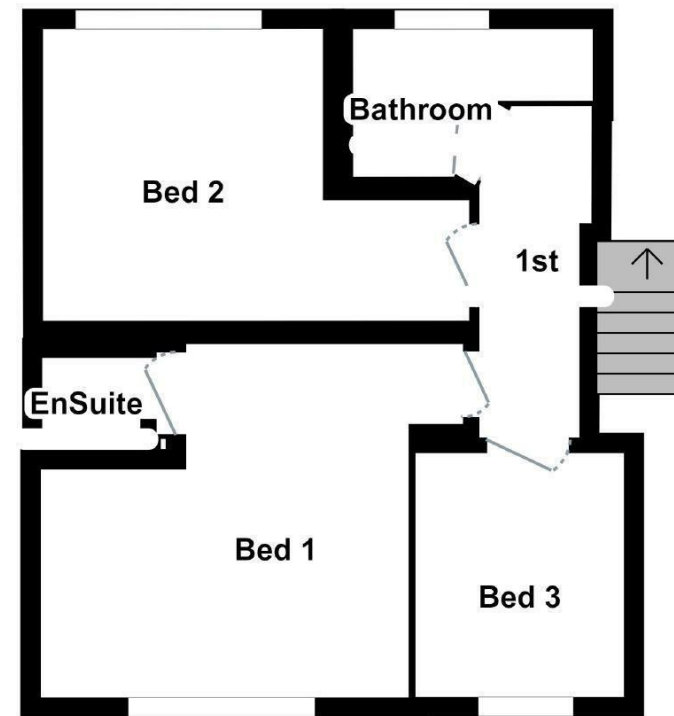






For illustration purposes only. Not to scale.

Ground Floor

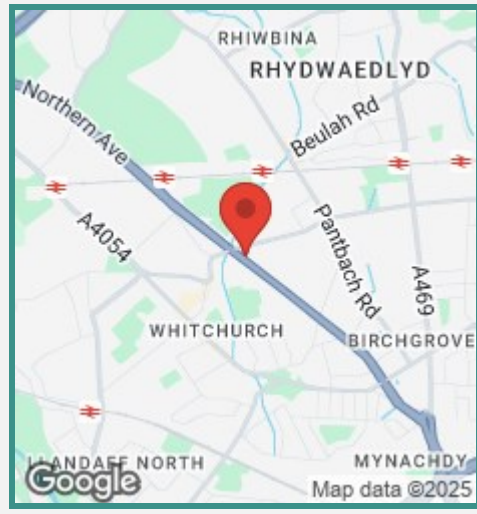


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First Floor

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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