

# The Overview

Property Name:  
**46a Manor Way**  
**Cardiff**  
**CF14 1RJ**

Price:  
**£450,000**

Qualifier:  
**Asking price**

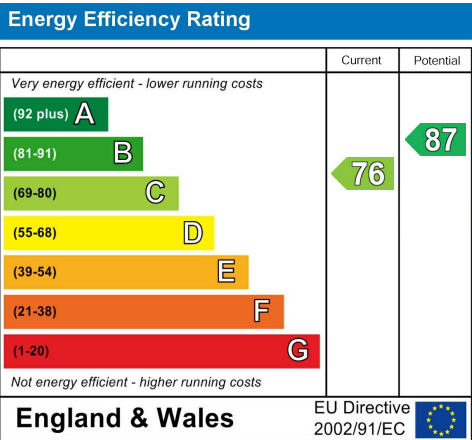
**4**

**1**

**1**

**C**

# The EPC



# The Bullet Points

- No Onward Chain
  - Stylish living room with media wall
  - Generous family bathroom
  - Spacious rear garden
  - Contemporary interior design
- Modern kitchen/diner with breakfast bar
  - Private balcony off rear bedroom
  - Large second-floor bedroom with storage
  - Side access with parking
  - Close to local amenities



# The Main Text

## No Onward Chain

Welcome to Manor Way, a beautifully presented four-bedroom semi-detached home offering modern living across three floors. This spacious property is ideal for families, featuring stylish interiors and a well-designed layout.

Upon entering, you are welcomed into a bright and inviting living room with a contemporary media wall and a charming bay window that allows natural light to flood the space. This room offers comfort and style, the perfect setting for relaxation and entertaining.

At the rear of the property, the impressive kitchen/diner boasts sleek grey high-gloss cupboards complemented by elegant white and silver worktops. This well-appointed space offers ample storage and generous worktop areas, with a large central breakfast bar providing the ideal spot for casual dining. You can access the downstairs toilet, and it boasts a generously sized off-street parking area with an entrance to the side, providing ample space for multiple vehicles. The expansive rear garden offers a perfect blend of practicality and functionality, making it an ideal setting for family life, outdoor activities, and entertaining.

The first floor hosts three well-proportioned bedrooms, each offering comfort and style. One rear bedroom has a private balcony overlooking the garden, providing a peaceful retreat. The front bedroom benefits from a charming bay window, adding character and natural light. The modern family bathroom, finished in a stylish grey wood-effect theme, includes a bath with an overhead shower, creating a relaxing space to unwind.

On the second floor, you will find a generously sized fourth bedroom, offering versatility and additional storage facilities. This bright, airy space is ideal for a main bedroom or guest suite.

The spacious rear garden provides ample outdoor space for entertaining, relaxation, or family activities. There is also the added benefit of side access, offering parking space at the rear.

## Additional Information

Type of home: Semi-Detached House

Tenure: Freehold

EPC: C

Council tax band: F

Borough: Cardiff

## Local Area

Located in a popular and well-established area, Manor Way offers a fantastic blend of convenience and community. The area boasts a variety of local amenities, including shops, cafes, and restaurants, perfect for everyday essentials and leisurely outings. Nearby parks and green spaces provide excellent opportunities for outdoor activities and relaxation. With a strong sense of community and a range of recreational facilities, this location is ideal for those looking for a vibrant yet peaceful place to call home.

## Schools

The area has a selection of well-regarded schools offering excellent educational opportunities for children of all ages. Families can choose from various primary and secondary options, each known for its strong academic standards and supportive learning environments. Many schools in the area offer a variety of extracurricular activities, helping to nurture students' interests and personal development. With a reputation for quality education, this location is an excellent choice for families seeking strong schooling options close to home.

## Local Transport

Manor Way benefits from excellent transport links, making it convenient for commuters and frequent travellers. The area offers easy access to major road networks, including direct routes to the M4 motorway, ensuring quick connections to nearby cities and beyond. Public transport options are readily available, with regular bus services providing convenient links to the city centre and surrounding areas. Whether by car or public transport, this location offers excellent connectivity for work, leisure, and everyday convenience.

## Material Information Property Report

You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

Please get in touch with us directly if you'd like a link or PDF sent to you.

NTSELAT Approved



46a Manor Way, Cardiff, CF14 1RJ

# The Photographs

Please note: we have provided space for 48 photographs over the next four pages, but we may not fill all 48 spaces if we don't need to. If there are more than 48 photographs then we will email the remainder to you.

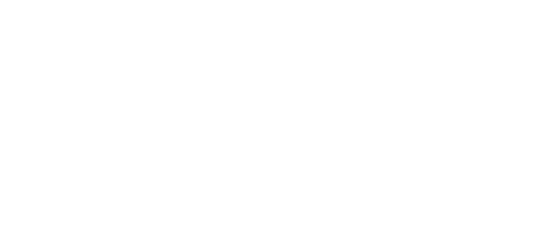
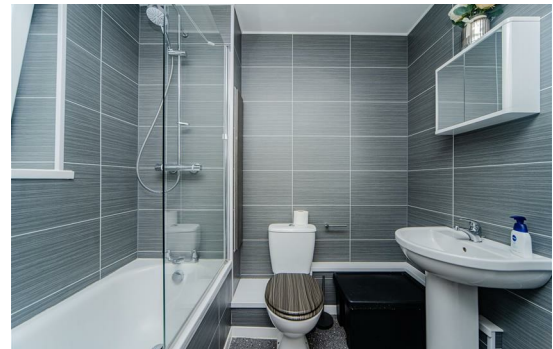


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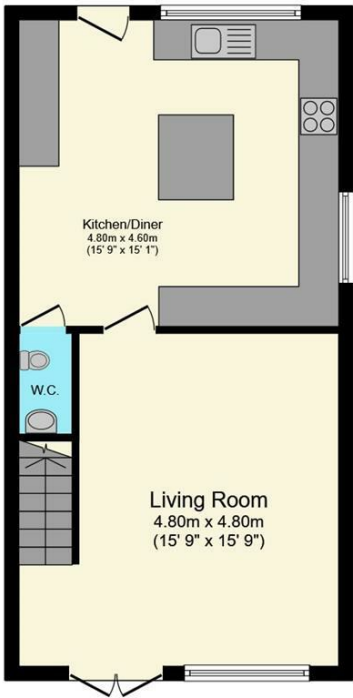
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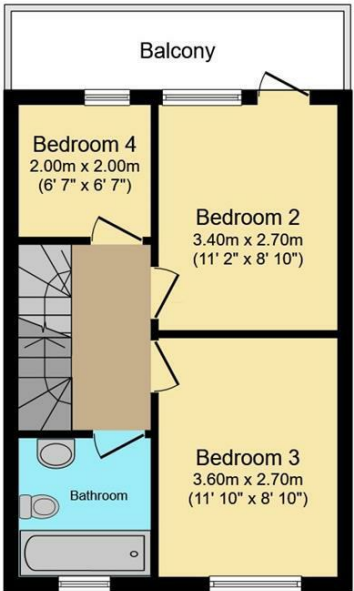
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# The Floorplan

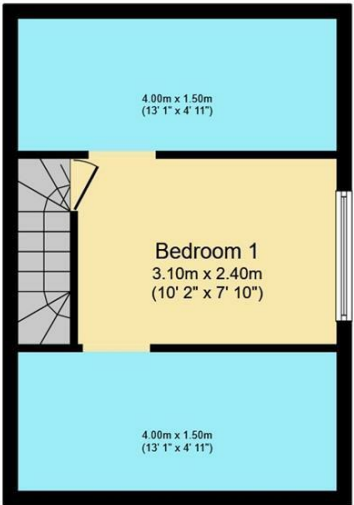
# The Map



Ground Floor  
Floor area 46.6 m<sup>2</sup> (501 sq.ft.)



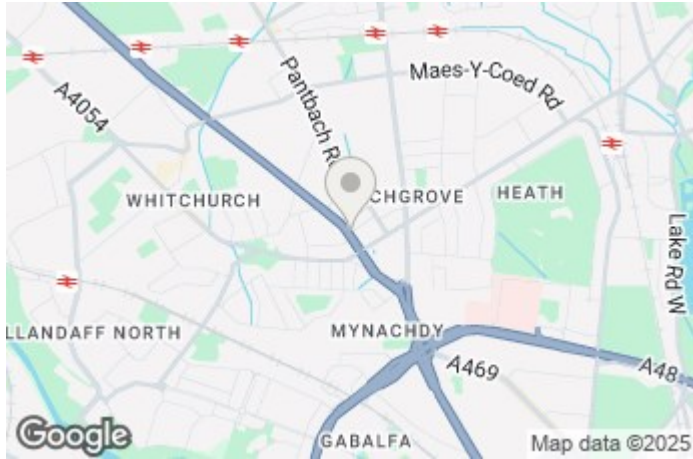
First Floor  
Floor area 34.1 m<sup>2</sup> (367 sq.ft.)



Top Floor  
Floor area 34.1 m<sup>2</sup> (367 sq.ft.)

TOTAL: 114.7 m<sup>2</sup> (1,235 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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