

FREEHOLD



House - Semi-Detached (EPC Rating: C)

46A MANOR WAY, CARDIFF, CF14 1RJ

Asking Price

£425,000



RE/MAX  
Estate Agents



4



1



1



C

# 4 Bedroom House - Semi-Detached located in Cardiff

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,

## 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

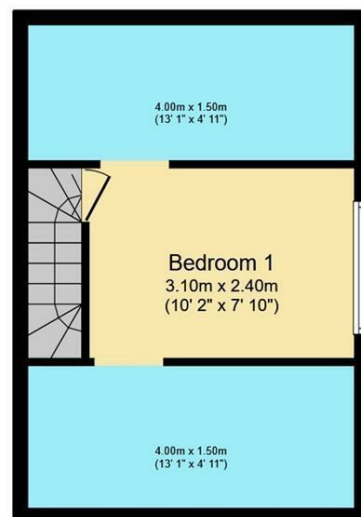
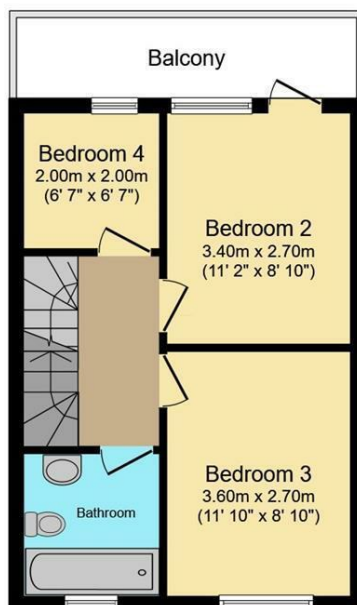
You can click the property report to view the Utility Supply, Rights and Restrictions, Risks, and a full in-depth report on the property.

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

NTSELAT Approved







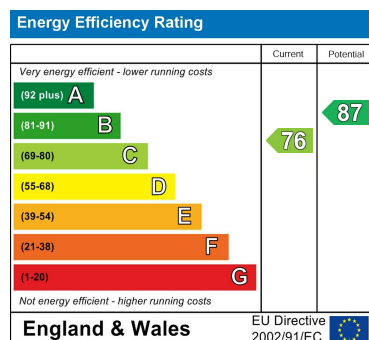
**TOTAL: 114.7 m<sup>2</sup> (1,235 sq.ft.)**

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)

**Council Tax Band**

**F**

**Energy Performance Graph**



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