



## 19 Manston Close, Cardiff

£220,000 Freehold

**TWO BEDROOM END OF TERRACE PROPERTY** CORNER PRIVATE GARDEN **PARKING** NO CHAIN \*\* A beautifully presented two bedroom property. Entrance hallway, lounge/dining room and kitchen. To the first floor; primary bedroom, second bedroom and family shower room. Allocated parking space to side. Wrap around garden. EPC Rating: C

Council Tax band: D

Tenure: Freehold

## **HALLWAY**

Entered via a wooden door, cloakroom space to one side. Doors to kitchen and lounge/dining room.

## **LOUNGE/DINING ROOM**

15' 11" x 11' 9" (4.84m x 3.57m)

A good sized lounge/dining room. Oak flooring. Space for dining room table. UPVC bay window to side.

Quarter turning spindled staircase leading to the first floor. Radiator.

## **KITCHEN**

9' 3" x 5' 7" (2.83m x 1.71m)

Appointed along two sides, high and low level modern sage cupboards beneath laminate worktops, integrated 1.5 bowl composite sink with side drainer and chrome mixer tap, integrated four ring gas hob and extractor hood, integrated oven. Space for low level fridge and freezer and plumbing for washing machine. Wall hung 'Worcester' gas central heating boiler. Radiator. Tiled splashbacks and flooring. UPVC window to side, overlooking garden.

## **FIRST FLOOR LANDING**

Access to loft. Doors to all rooms.

## **BEDROOM ONE**

10' 7" x 8' 10" (3.22m x 2.70m)

Primary, double bedroom. Built in mirrored sliding door wardrobes to one side. Radiator. Built in storage cupboard housing hot water tank and central heating control panel. Laminate flooring. UPVC window to side.

## **BEDROOM TWO**

8' 7" x 7' 6" (2.62m x 2.29m)

A second bedroom. Laminate flooring. Floor to ceiling shelving units. Radiator. UPVC window to side.

## **BATHROOM**

6' 2" x 5' 7" (1.87m x 1.69m)

White suite; low level WC, wall hung wash hand basin with chrome mixer tap, glass shower cubicle with chrome shower. Tiled walls and flooring. Chrome heated towel rail. Shaving point. Obscured glass window to front.



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