



108 Manor Way, Whitchurch

£365,000 Freehold

Detached bungalow in Whitchurch with flexible layout, off-road parking for several cars, large rear garden, and no onward chain. Viewing recommended.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

DESCRIPTION

NO ONWARD CHAIN MGY are pleased to offer for sale this detached bungalow in the popular Whitchurch area. The property comprises hallway, lounge/bedroom three, living room opening to dining room, kitchen, utility area, two further bedrooms and shower room. Outside there is off road parking for several cars and a large enclosed rear garden. Viewing highly recommended!

Hallway

ENTRANCE HALLWAY Entered via obscured double glazed door. Radiator. Access to loft space.

Lounge/Bedroom three

14' 5" x 11' 1" (4.40m x 3.39m)

LOUNGE/BEDROOM THREE 14' 5" into bay window x 11' 1" into alcove(4.40m x 3.39m) Double glazed bay and window to front. Coved ceiling and picture rail. Radiator. Exposed floorboards.

Kitchen/Diner

19' 9" x 10' 10" (6.02m x 3.29m)

uPVC double glazed door with uPVC double glazed windows to either side and glazed panels. uPVC double glazed door with glazed obscure panel leading to rear garden. Downlighters to ceiling. Ceramic tiled floor. Range of fitted kitchen units with work surfaces. Incorporated inset stainless steel sink unit with mixer tap. Inset 5 ring gas hob with extractor fan over. Built in electric oven. Tiled splashback. Recess for fridge freezer. Plumbing for automatic washing machine. Corner cupboard with circular inset sink unit and mixer tap.

Sitting Room

15' 1" x 11' 1" (4.60m x 3.38m)

15' 1" x 11' 1" into alcove (4.60m x 3.38m) Feature brick fire surround with inset log burner. Floorboards. Coved ceiling and picture rail. Glazed door to kitchen. Square opening to:-

Kitchen

14' 8" x 10' 8" (4.48m x 3.25m)

Double glazed window overlooking rear garden. Tiled floor. Double glazed door to side. Base and wall units with work surfaces incorporating stainless steel sink unit with mixer tap. Gas cooker point. Breakfast bar. Door to:-

Dining room

11' 4" x 10' 7" (3.46m x 3.23m)

Double glazed door to rear garden with double glazed panels either side. Radiator. Floorboards.

Utility room

Black and white tiled floor. Wall mounted gas combi boiler. Work surface. Plumbing and space for washing machine. Shelving. Light.

Bedroom one

10' 11" x 10' 8" (3.34m x 3.24m)

Double glazed window to side. Coved ceiling and picture rail. Exposed floorboards. Radiator. Glazed door to walk in wardrobe with hanging, shelving and with lighting.

Bedroom two

14' 5" x 10' 7" (4.40m x 3.23m)

Double glazed bay window to front. Radiator. Exposed floorboards. Picture rail.

AML

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

DESCRIPTION

NO ONWARD CHAIN MGY are pleased to offer for sale this detached bungalow in the popular Whitchurch area. The property comprises hallway, lounge/bedroom three, living room opening to dining room, kitchen, utility area, two further bedrooms and shower room. Outside there is off road parking for several cars and a large enclosed rear garden. Viewing highly recommended!

Hallway

ENTRANCE HALLWAY Entered via obscured double glazed door. Radiator. Access to loft space.

Lounge/Bedroom three

Dining room

11' 4" x 10' 7" (3.46m x 3.23m)

Double glazed door to rear garden with double glazed panels either side. Radiator. Floorboards.

Utility room

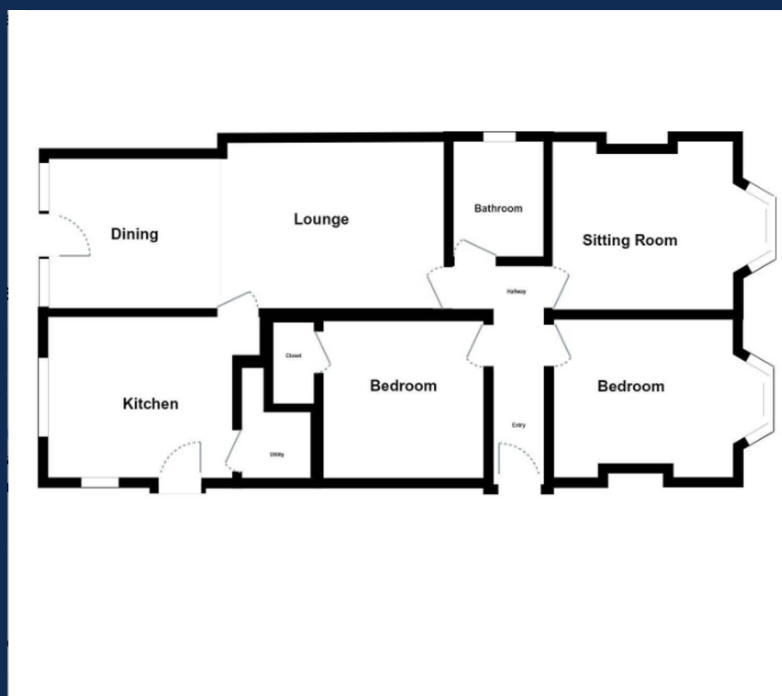
Black and white tiled floor. Wall mounted gas combi boiler. Work surface. Plumbing and space for washing machine. Shelving. Light.

Bedroom one

10' 11" x 10' 8" (3.34m x 3.24m)

Double glazed window to side. Coved ceiling and picture rail. Exposed floorboards. Radiator. Glazed door to walk in wardrobe with hanging, shelving and with





BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South
Glamorgan, CF14 4QG



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK