

**SOLD STC** | Guide Price £425,000 | Manor Rise, Whitchurch, Cardiff CF14 1QH

TRADITIONAL DOUBLE BAY-FRONTED SEMI-DETACHED BUNGALOW SET IN LARGE GARDENS ON THE OUTSKIRTS OF WHITCHURCH VILLAGE. OFFERED TO THE MARKET WITH NO CHAIN AND VACANT POSSESSION.



CHAMBERS

EST. 1992



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## Description

Chambers Estate Agents have been formally instructed to bring to the market this traditional double-bay fronted semi-detached bungalow located on Manor Rise, Whitchurch.

Known as 'Sunny Ridge' and enjoying a south-west facing aspect, the accommodation briefly comprises storm porch, entrance hall, living room, dining room, fitted kitchen, conservatory, office and a ground floor shower room. There are two bedrooms, one on the ground floor and the other on the first floor, which benefits from an en-suite shower room. The property further benefits from original features to include flooring and doors, gas central heating, Upvc double glazing, off-road parking, detached former garage which is now 2/3's a sound proof studio and 1/3 utility room, extensive loft space, and a fantastic rear garden, which is private and enclosed.

The property offers ample opportunity for a prospective purchase to improve and extend, subject to the relevant planning permissions being obtained. There is plenty of precedent set by neighbouring properties for extensions to the side, rear and loft.

Manor Rise is an attractive tree-lined road located just off Whitchurch common and a short walk from Whitchurch village and its wide range of independent and corporate businesses to include Coffi Lab, Co-op mini market, Lloyds Pharmacy, Fino Lounge, Villaggio Pizzeria, Boots, Tesco mini-market and the Plough public house to name but a few.

Whitchurch is widely regarded as one of Cardiff's most sought after residential suburbs and it is located approximately 3 miles outside of the city centre. There is frequent public transport via bus and train into the city centre and beyond, which makes it a great location for those who commute.

Whitchurch has a population of approximately 14,000 and the local schools at primary and secondary level, both Welsh and English speaking, are held in high regard. The Taff Trail is a fantastic way to explore Cardiff's green spaces and can be accessed off College Road, Llandaff North.

Offered to the

Addi

Floor 0 Building 1

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**Approximate total area<sup>1</sup>**  
1023.35 ft<sup>2</sup>

**Reduced headroom**  
29.39 ft<sup>2</sup>

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Excluding balconies and terraces

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Reduced headroom  
(below 1.5m/4.92ft)

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While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
<b>England, Scotland &amp; Wales</b>		<small>EU Directive 2002/91/EC</small>	

Land transaction: £175,000. Please contact us for more information. Square Footage: 1023.35 Sq. Ft. Please verify via your own means. 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. School Catchment Information: Whitchurch Primary School. English medium secondary area: Whitchurch Primary School. English medium secondary