

## TO LET

£2,250

12 Manor Rise, Cardiff, South  
Glamorgan CF14 1QH

-  3 Bedroom
-  1 Bathroom
-  2 Receptions



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### Property Descriptions

Chambers are pleased to offer to the rental market a superbly refurbished 3 bedroom property which is ideally suited for families and professionals alike. Located within walking distance of Whitchurch Village with all amenities in close proximity including public transport, and M4 links.

The accommodation consists of a spacious traditionally tiled hallway and front reception room with bay window. Newly fitted contemporary kitchen with large dining area leading to decked patio and lawned area/mature planting. Stairs with open landing leading to 2 good size doubles and 1 single bedroom/office space, newly fitted contemporary bathroom with both waterfall and hand-held shower over bath.

New carpets and flooring have been fitted throughout, gas central heating, uPVC double glazing, large garage and long driveway for up to 3/4 cars.

Sorry Students, Smokers are not considered for this property. Pets will be considered on an individual basis with a Pet Bond in place.

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.

# Chambers

Estate Agents



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