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Homes House. Suite 9 & 10
253 Cowbridge Road West,
Cardiff. CF5 5TD
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www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Thorne Way,
St Marys Field,
Cardiff CF5 5DL

Guide Price £425,000
Freehold

Thorne Way, St Marys Field, Cardiff. CF5 5DL.

- NO CHAIN - 4/5 BED DETACHED FAMILY HOME
- EXTREMELY SPACIOUS & SET ON A LARGE CORNER PLOT
- ATTIC CONVERTED with EN-SUITE
- MASTER BEDROOM with EN-SUITE
- LARGE & ENCLOSED SOUTH-WEST FACING REAR GARDEN
- LOW-MAINTENANCE
- PRIVATE DRIVEWAY
- DETACHED GARAGE
- uPVC D/G & GAS C/H
- FREEHOLD



*** Guide Price: £425,000 ***

4/5 BED SPACIOUS FAMILY HOME ARRANGED OVER THREE FLOORS
- SET ON A LARGE CORNER PLOT
SOUTH-WEST FACING REAR GARDEN (LARGE & ENCLOSED)
CLOAKROOM/W.C KITCHEN/BREAKFAST ROOM UTILITY ROOM -
LIVING ROOM & DINING ROOM
MASTER BEDROOM with EN-SUITE - 2 FURTHER GUEST BEDROOMS
TO THE FIRST FLOOR - OFFICE/STUDY
ATTIC CONVERSION/4th BEDROOM with EN-SUITE TO THE SECOND
FLOOR
PRIVATE DRIVEWAY & DETACHED GARAGE
FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this Detached 4-Bedroom Spacious Family Home. Comprising of; Entrance Hallway, Cloakroom/W.c, Living Room with Bay Window, Dining Room, Kitchen/Breakfast Room, Utility Room, First Floor Landing, Master Bedroom with Bay Window & En-Suite, Bedrooms 2, 3, Office/Study, Family Bath & Shower Room and to the 2nd Floor Bedroom 4 with En-Suite.(This Large Attic Conversion Could Potentially be Split into 2 Bedrooms. Enclosed Front Garden, Large & Enclosed Rear & Side Garden which is Low-Maintenance & South-West Facing, Private Driveway & a Detached Garage.

EPC Rating = Awaiting Assessment...

Council Tax Band = F.

Mains Electricity, Water & Sewage Connected to Mains Drains.
Broadband & Mobile Signal Coverage.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

WWW.MR-HOMES.CO.UK



Entrance Hallway

8' 8" x 6' 5" (2.64m x 1.95m)

Cloakroom

5' 11" x 5' 7" (1.80m x 1.70m)

Living Room - with Bay Window

16' 8" x 13' 3" (5.08m x 4.04m)

Dining Room

12' 9" x 12' 0" (3.88m x 3.65m)

Kitchen/Breakfast Room

12' 9" x 12' 0" (3.88m x 3.65m)

Utility Room

6' 0" x 5' 8" (1.83m x 1.73m)

First Floor Landing

10' 1" x 6' 7" max (3.07m x 2.01m)

Master Bedroom with Bay Window - 1st Floor

15' 10" x 10' 6" (4.82m x 3.20m)

En-Suite Shower Room - 1st Floor

7' 7" into shower cubicle x 5' 11" (2.31m x 1.80m)

Bedroom 2 - Guest Room - 1st Floor

13' 6" x 9' 5" (4.11m x 2.87m)

Bedroom 3 - 1st Floor

10' 3" x 8' 10" (3.12m x 2.69m)

Family Bath & Shower Room - 1st Floor

10' 3" x 5' 8" (3.12m x 1.73m)

Office/Study/Dressing Room - 1st Floor

10' 8" max x 6' 9" max (3.25m x 2.06m)

Bedroom 4/Lounge - 2nd Floor (Attic Conversion)

26' 5" max x 15' 2" max (8.05m x 4.62m)

(reduced headroom to sides due to sloping roof)

En-Suite Shower Room - 2nd Floor

8' 7" x 6' 5" (2.61m x 1.95m)

(reduced headroom to sides due to sloping roof)

Enclosed Front Garden - Low-Maintenance

Enclosed Large Rear & Side Garden - SOUTH-WEST FACING

Low-Maintenance, with Astroturf, Brick-Paving, Patio & Raised Decking

Private Driveway

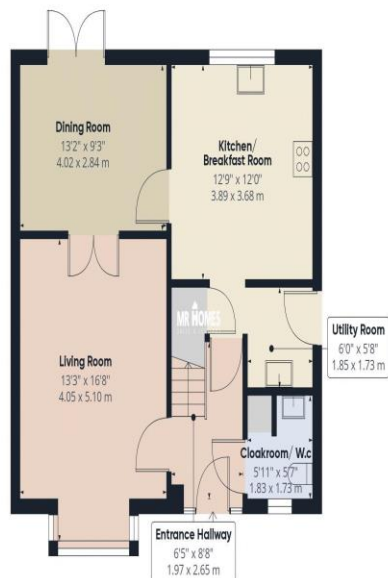
Detached Garage

18' 2" x 9' 9" (5.53m x 2.97m)

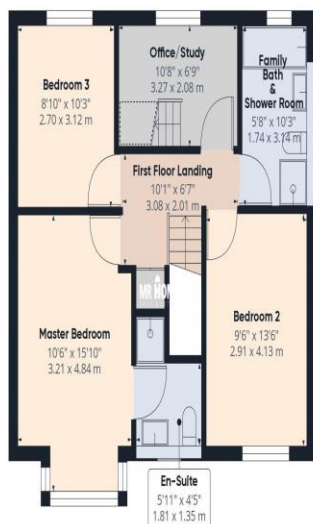
Up 'n' Over Door, Power & Lighting, Door into Rear Garden.



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. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1803.28 ft²

167.53 m²

Reduced headroom

195.69 ft²

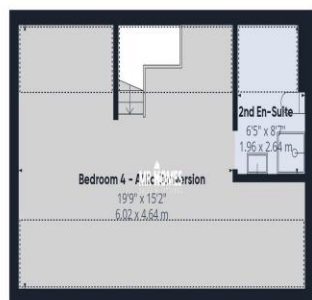
18.18 m²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

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



Floor 2 Building 1



Floor 0 Building 2

CARDIFF & THE VALE

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