

02920 204 555

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

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Thorne Way,
St Marys Field,
Cardiff CF5 5DL

Guide Price £365,000 to £375,000
Freehold

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

- DETACHED 4-BED & SPACIOUS FAMILY HOME
- SUPERB CONSERVATORY with TRIPLE BI-FOLDING DOORS & A BRAND NEW ROOF (NOV 24)
- GROUND FLOOR BEDROOM with EN-SUITE
- OPEN-PLAN LOUNGE & DINING ROOM
- MASTER BEDROOM with EN-SUITE
- CLOAKROOM/DOWNSTAIRS W.C
- BRAND NEW PORCELAIN (NON-SLIP) PATIO TO REAR GARDEN (JULY 25) - 6-SEATER HOT TUB TO STAY
- BRAND NEW SOLID OAK DOORS THROUGHOUT (JULY 24)
- 4x CAR DRIVEWAY
- FREEHOLD



A DETACHED & SPACIOUS 4-BED FAMILY HOME
GROUND FLOOR 4TH BEDROOM with EN-SUITE WET/SHOWER ROOM
OPEN-PLAN LOUNGE & DINING ROOM
SUPERB CONSERVATORY with TRIPLE BI-FOLDING DOORS & A BRAND NEW ROOF
(FITTED NOV 24)
BRAND NEW SOLID OAK DOORS THROUGHOUT (JULY 24) MODERN
KITCHEN/BREAKFAST ROOM - CLOAKROOM/DOWNSTAIRS W.C
MASTER BEDROOM with EN-SUITE
BRAND NEW PORCELAIN (NON-SLIP) PATIO TO REAR GARDEN (JULY 25) - 6-SEATER
HOT TUB TO STAY
5x CAR DRIVEWAY to FRONT
TENURE: FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** this Immaculate 4-Bedroom Detached Family Home comprising in brief; Entrance Hallway with Feature Balustrade to Staircase, Cloakroom/Downstairs W.c, Lounge Open-Plan to the Dining Room, Large Conservatory with Triple-Bi-Folding Doors & A Brand New Roof (Fitted Nov 24), Re-Fitted Kitchen/Breakfast Room, Bedroom 4 to Ground Floor with En-Suite Wet/Shower Room, Hatch to Insulated & Boarded Loft via Fold Down Wooden Ladders, Staircase to 1st Floor Landing, Hatch to Insulated & Boarded Loft via Fold Down Wooden Ladders,, Master Bedroom with Re-Fitted En-Suite, Bedrooms 2, 3 & a Re-Fitted Family Bathroom Suite with Marble Floor. The Extended Driveway to Front holds up to 4 Cars - The Rear Garden has Been Re-Laid with Large Porcelain Tile (Non-Slip) Patio, 6-Seater Hot Tub (To Stay).



WOW FACTOR VERY EARLY VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THIS GREATLY IMPROVED FAMILY HOME
PLEASE CALL 02920 204 555 or Book Online

360 VR Tour Link > <https://tour.giraffe360.com/tremycoed72ap>
EPC Rating = D. Council Tax Band = E.

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

*** Prime Location ***

The property offers easy access to a number of local amenities, schools, parks and excellent transport links

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST 02920 204 555 option 4
WWW.MR-HOMES.CO.UK



Entrance Hallway - 14' 0" x 3' 8" (4.26m x 1.12m)

Cloakroom/Downstairs W.c - 5' 5" x 2' 9" (1.65m x 0.84m)

Living Room - 13' 9" x 10' 3" (4.19m x 3.12m)

Open-Plan to Dining Room - Electric Feature Fire-Place.

Dining Room - 9' 11" x 9' 1" (3.02m x 2.77m)

uPVC D/g Double French Patio Doors to Large Conservatory.

Large Conservatory - Brand New Roof (Fitted Nov 24)

16' 9" x 11' 3" (5.10m x 3.43m)

Quality Fitted Conservatory with Triple Bi-Folding Doors & a Brand New Roof (Fitted Nov 24), Double Panel Radiator.

Kitchen/Breakfast Room - Re-Fitted - 16' 11" x 9' 8" max (5.15m x 2.94m)

Modern Fitted Kitchen - Wall Mounted Worcester Greenstar 30i System Compact NG Condensing Combi-Boiler - uPVC D/g Double French Patio Doors to Rear Garden - Door to Under-Stair Storage Cupboard - Door to Bedroom 4 & En-Suite.

Bedroom 4 - Ground Floor - 10' 10" x 8' 2" (3.30m x 2.49m)

Door to En-Suite (Disabled Use) - Hatch to Insulated & Boarded Loft Space - uPVC D/g Door to Side of Property.

En-Suite/Wet Room - Ground Floor - 7' 11" x 4' 10" (2.41m x 1.47m)

Walk-In Shower Cubicle with Mixer Shower - Pedestal Wash Hand Basin - Close-Coupled W.c - Wall Mounted Electric Extractor Fan, Hatch to Insulated & Boarded Loft, Loft Light & Attached Fold Down Wooden Ladders.

Landing - 11' 1" x 6' 3" (3.38m x 1.90m)

Hatch to Insulated & Boarded Loft with Loft Light - Door to Airing Cupboard Housing Pressurised Tank.

Master Bedroom - 10' 7" x 9' 6" (3.22m x 2.89m)

Double Doors to Fitted Wardrobe - Door to En-Suite.

En-Suite - Re-Fitted - 8' 4" x 3' 8" (2.54m x 1.12m)

Shower Cubicle with Mixer Shower - Pedestal Wash Hand Basin - Close-Coupled W.c - Chrome Ladder Radiator - Ceiling Mounted Electric Extractor Fan - Fully Tiled Walls.

Bedroom 2 - 10' 7" x 9' 2" (3.22m x 2.79m)

Bedroom 3 - 7' 11" x 6' 3" (2.41m x 1.90m)

Family Bathroom - Re-Fitted - 6' 8" x 6' 0" (2.03m x 1.83m)

3-Piece White Matching Suite comprising of a P-Shaped Panel Bath with Mixer Shower Attached to Mixer Tap - Pedestal Wash Hand Basin - Close-Coupled W.c - Chrome Ladder Radiator - Ceiling Mounted Electric Extractor Fan - Fully Tiled Walls & Marble Floor.

Rear Garden - Beautiful & Landscaped (July 25)

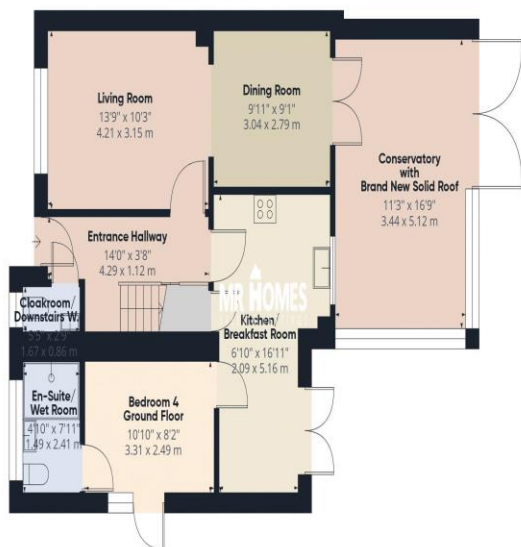
Brand New Porcelain Tile (Non-Slip) Patio (July 25) & Astro-Turf all Enclosed by Feather Edge Fencing. Outside Tap, Outside Light. Lockable Side Gate Access to Front.

Private Driveway - EXTENDED

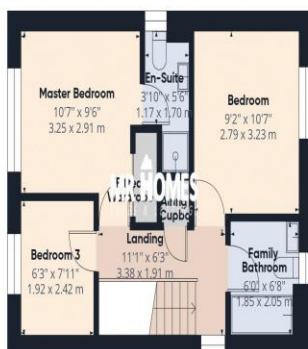
Extended Driveway holds up to 4 Cars



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.



Ground Floor



1st Floor



Approximate total area⁽¹⁾

1177 ft²
109.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

CARDIFF & THE VALE

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