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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.

- *** NO CHAIN *** A SPACIOUS & DETACHED FAMILY HOME with 4x DOUBLE BEDROOMS ***
- VERY WELL POSITIONED - QUIET CUL-DE-SAC
- OPEN-PLAN LIVING & SITTING ROOM
- KITCHEN/DINER - RE-FITTED
- CLOAKROOM/DOWNSTAIRS W.C
- GALLERY LANDING
- MASTER BEDROOM with EN-SUITE
- PRIVATE DOUBLE DRIVEWAY & LARGE INTEGRAL GARAGE
- BEAUTIFULLY LANDSCAPED REAR GARDEN with SUMMERHOUSE/BAR
- TENURE: FREEHOLD



A SPACIOUS & DETACHED FAMILY HOME with 4x DOUBLE BEDROOMS - SET BACK ON A QUIET CUL-DE-SAC - THE PROPERTY IS VERY WELL POSITIONED - OPEN-PLAN LIVING & SITTING ROOM - KITCHEN/BREAKFAST/DINER - CLOAKROOM/DOWNSTAIRS W.C - GALLERY LANDING - MASTER BEDROOM with EN-SUITE - PRIVATE DOUBLE-DRIVEWAY - LARGE INTEGRAL GARAGE - BEAUTIFULLY LANDSCAPED REAR GARDEN with SUMMERHOUSE/BAR & AN ATTRACTIVE FRONT GARDEN
TENURE: FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** with **No Ongoing Chain** this 4-Bedroom Detached Family Home, Set at the Foot of this Modern Private Development, and comprises in brief; Entrance Hallway, Cloakroom/Downstairs W.c, Living Room Open-Plan to the Sitting Room, Kitchen/Breakfast/Diner with Integrated Appliances, Pantry/Storage, Staircase to the First Floor Gallery Landing, Hatch to Insulated Attic, Master Bedroom with En-Suite, Bedroom 2, Bedroom 3, Bedroom 4, & a Re-Fitted Family Bathroom Suite. Attractive Front Garden, Lockable Side Gate Accesses the Beautifully Landscaped Rear Garden. Summerhouse/Bar Set on a Raised Decking/Terrace. The Property Further Benefits from; uPVC Double Glazing Windows & Gas Central Heating Powered by a Glow.Worm 18Si Central Heating Condensing Boiler and a Modern Pressurised Tank System.

EARLY VIEWING ADVISED

360 VR Tour Link > <https://tour.giraffe360.com/thorneway31ap>

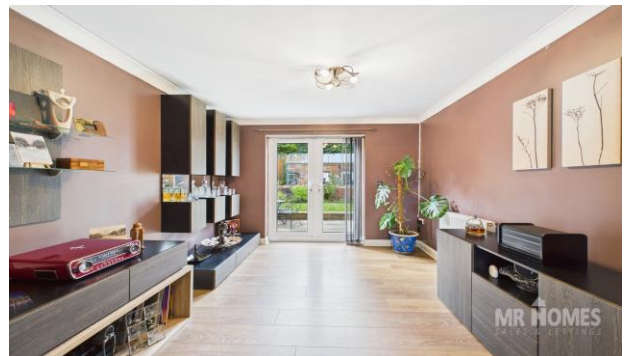
EPC Rating = Awaiting Assessment...
Council Tax Band = E.

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
WWW.MR-HOMES.CO.UK



Entrance Hallway - 13' 8" x 3' 10" (4.16m x 1.17m) Entered Via Wooden Half Glazed with Pattern D/g Door, Laminate Flooring, Single Panel Radiator, Understair Storage Area, Plastered & Wallpapered Walls and Plastered Ceiling, Coving to Ceiling, Wall Mounted Alarm Panel, Wall Mounted Drayton Thermostat Control, Brand New Smoke Detector. Door To Cloakroom/Downstairs W.c.,

Cloakroom/Downstairs W.c - 5' 5" x 3' 6" (1.65m x 1.07m) Laminate Flooring Continued, Close Coupled W.c., Wash Hand Basin with Hot & Cold Taps Over and Tiled Splashbacks, Glass Shelf Over, Single Panel Radiator, uPVC Obscure D/g Window to Front, Plastered Walls and Plastered Ceiling, Wall Mounted Electric RCD Consumer Unit.

Living Room - 13' 10" x 10' 5" (4.21m x 3.17m) Laminate Flooring, uPVC D/g Window to Front, Single Panel Radiator, Plastered Walls and Plastered Ceiling, Coving to Ceiling, Open-Plan Double Doorway to Dining Room.

Dining Room - 9' 11" x 9' 4" (3.02m x 2.84m) Laminate Flooring Continued, Single Panel Radiator, Plastered Walls and Plastered Ceiling, Coving to Ceiling, Double uPVC D/g French Patio Doors to Rear Garden.

Kitchen/Breakfast/Diner - 17' 0" x 9' 10" (5.18m x 2.99m) Laminate Flooring, Matching Wall And Base Units, Work Surfaces Over, Tiled Splashbacks, Stainless Steel Sink And Quarter Bowl With Drainer And Mixer Tap Over, 4 Ring Gas Hob With Extractor Hood Over, Double Hotpoint Electric Oven, Integrated Fridge/Freezer, Integrated Beko Washing Machine, SMEG Integrated Dishwasher, Double Panel Radiator, Inset Spotlights To Ceiling, uPVC D/g Window To Rear With Lighting Above, Plastered Walls And Plastered Ceiling, Door To Large Pantry/Understair Storage Cupboard, Door To Garage, uPVC D/g Double French Patio Doors To Rear Garden.

Staircase/First Floor Landing - 17' 9" x 6' 7" (5.41m x 2.01m) Fitted Carpet, uPVC D/g Window to Front, Single Panel Radiator, Door to Airing Cupboard Housing Pressurized Hot Water Tank, Plastered Walls and Plastered Ceiling, Hatch to Insulated Loft, Doors to Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4 And Family Bathroom, Brand New Smoke Detector.

Master Bedroom - 10' 11" x 9' 3" (3.32m x 2.82m) Laminate Flooring, uPVC D/g Window to Front, Single Panel Radiator, Plastered Walls and Plastered Ceiling, Fitted Wardrobes, Door to En-Suite.

En-Suite - Re-Fitted - 6' 5" x 4' 11" (1.95m x 1.50m) Laminate Flooring, Shower Cubicle with Mixer Shower Over, Close Coupled W.c., Wash Hand Basin with Chrome Mixer Tap Set In Vanity Cupboard, Chrome Ladder/Towel Radiator, Ceiling Mounted Electric Extractor Fan, Inset Spotlights To Ceiling, uPVC Obscure D/g Window To Side, Plastered Walls And Plastered Ceiling.

Bedroom 2 - 10' 7" x 8' 6" (3.22m x 2.59m) Laminate Flooring, uPVC D/g Window to Front, Single Panel Radiator, Plastered Walls and Plastered Ceiling.

Bedroom 3 - 11' 0" x 8' 6" (3.35m x 2.59m) Laminate Flooring, uPVC D/g Window to Rear, Single Panel Radiator, Plastered Walls and Plastered Ceiling, Fitted Base Cupboards with Shelving to Recess.

Bedroom 4 - 9' 7" x 9' 4" (2.92m x 2.84m) Laminate Flooring, uPVC D/g Window to Rear, Single Panel Radiator, Plastered Walls and Plastered Ceiling.

Family Bathroom - Re-Fitted - 7' 11" x 6' 3" (2.41m x 1.90m) Laminate Flooring, Panel Bath With Chrome Mixer Tap Over And Attached Shower Head, Glass Shower Screen, Walls Tiled Around The Bath, Close Coupled W.c., Wash Hand Basin With Chrome Mixer Tap With Tiled Splashback, Set In Vanity Cupboard, Chrome Ladder/Towel Radiator, Ceiling Mounted Electric Extractor Fan, Inset Spotlights To Ceiling, uPVC Obscure D/g Window To Rear, Plastered Walls And Plastered Ceiling.

Attractive Front Garden - Laid to Lawn, Curved Hedgerow Border, Mature Tree, Apple Tree, Water Butt, Wall Mounted Welcome Light. Side Access Via Patio Slab Pathway to Lockable Side Gate.

Beautifully Landscaped Rear Garden - Enclosed - Enclosed West Facing Rear Garden, Patio To Laid Lawn With Low Level Retaining Wall Separating, Bricked Up Flowerbed Borders, Stone Chippings To The Side, Wood Panel Shed, Water Butt To The Side, Outside Lighting, Outside Power Points, All Enclosed By Feather Edged Fencing, Lockable Side Gate To Access The Front, Composite Steps Up To Raised Composite Decking Area, Greenhouse With Water Butt Behind.

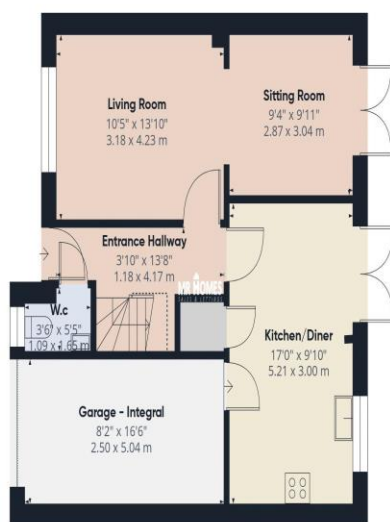
Summer House/Bar - 9' 11" x 6' 0" (3.02m x 1.83m) Composite Summer House/Bar, Double Doors, 2 x uPVC D/g Windows to Front with Inset Blinds, 1 x uPVC D/g Window to Side with Inset Blind, Real Wood Flooring, Power Points and Lighting.

Driveway - Double Tarmac Private Driveway to Front That Leads to Garage.

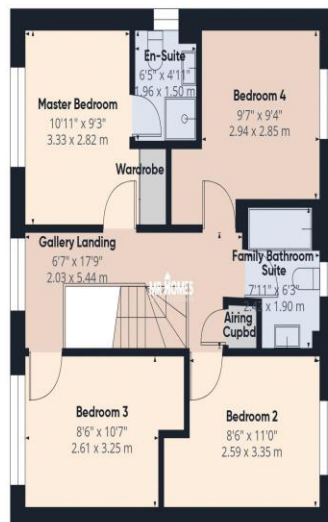
Integral Garage - 16' 6" x 8' 2" (5.03m x 2.49m) Integral Garage with Up and Over Door, Concrete Floor, Boarded Ceiling, Lighting and Power Points, Wall Mounted Glow.Worm 18Si Central Heating Condensing Boiler.



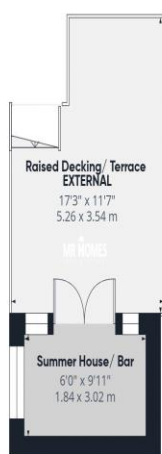
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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 Main House



1st Floor Main House



Ground Level Summer House/Bar



Approximate total area⁽¹⁾

1299 ft²

120.8 m²

Balconies and terraces

173 ft²

16.1 m²

Reduced headroom

8 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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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