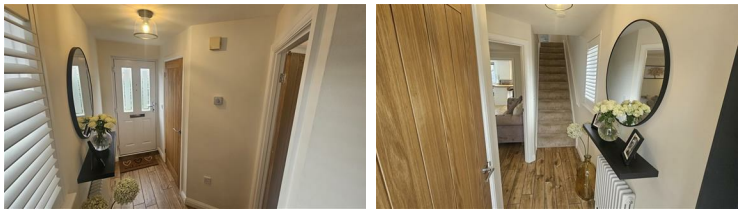


**32 Thorne Way, St Marys, Caerau
Cardiff
CF5 5DL**

Hallway

Entered via composite door with two glazed panels, Porcelain wood effect tiled floor which continues through to lounge and cloakroom, window to side with fitted wood shutter, stairs to first floor, doors leading off to:-



Cloakroom

White suite comprising low level w.c., vanity wash hand basin, ceramic tiled floor, window to front.



Lounge 14'11" x 12'7"

Window to front fitted with white white shutters, feature wood panelling to main wall, Porcelain wood effect tiled floor, t.v. aerial point, coved ceiling door to:-



Kitchen/Diner 14'8 x 8'8"

A lovely spacious Kitchen/Diner with white fitted kitchen comprising plenty of wall and base units, sold wood worktops, integrated fridge/freezer, gas hob. electric

oven with stainless steel extractor hood over and integrated slimline dishwasher, plumbed for washing machine, gas c/h boiler house in kitchen unit, large built in storage cupboard, space for dining table and chairs, Porcelain tiled floor, window and upvc d.g. French doors opening out into rear garden.



First Floor Landing

Window to side with fitted wood shutters, timber balustrade stairwell, loft access, doors leading off to:-

Bedroom One 12'10" (approx into alcove)

Feature wood panelling to one world, window to front with White wood shutters, space for large wardrobe to alcove.



Bedroom Two 10'7" x 8'10"

Double bedroom, window to rear fitted with white wood shutters.



Bedroom Three 6'7" x 6'8"

A good size 3rd bedroom with built in storage cupboard, window to front fitted with white shutters.



Shower Room

A lovely re-fitted and modern shower room with fully tiled double walk in shower which has a mains fed shower and glazed shower door, low level w.c., vanity wash hand basin with complimentary built in storage cupboard to side, ceramic tiled floor, complimentary half tiled walls to remaining areas, window to rear fitted with white shutters.



Front

Mainly laid to lawn with hedge border, driveway to side.

Rear Garden

A much larger than average rear garden which has a large paved patio area and two areas of grass, further large decked patio to rear of garden, enclosed b y means of wood panel fencing, gate to side access. outside water tap.



FIXTURES AND FITTINGS

Only those items specifically mentioned in these sales particulars are included within the sale price, any other item being expressly excluded from the sale. Hoskins Morgan have NOT tested any apparatus, equipment, fixtures and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor.

PROPERTY MISDESCRIPTIONS ACT 1991:

These particulars have been prepared with care and approved by the vendors (wherever possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described, and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate Hoskins Morgan branch for advice or confirmation on any points.





TENURE


The vendors advise the property to be Freehold. Hoskins Morgan would stress that they have NOT checked the legal documents to verify the status of the property, and the buyer is advised to obtain verification from their solicitor or surveyor.

VIEWING

Strictly by prior telephone appointment direct with the

agents - telephone 02920 553056. Open 6 days a week.
Opening Hours: Monday - Friday 9.00am - 5.30pm,
Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		74
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



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32 Thorne Way, St Marys, Caerau, Cardiff, CF5 5DL



Hoskinsmorgan Are Pleased To Offer For Sale This Beautifully Presented and Much Improved Three Bedroom Semi Detached House Situated On This Very Popular Private Development Which Is Perfectly Placed For Local Shops and Schools. The Property Further Comprises; Hallway, Cloakroom W.C. Lounge, Kitchen' Diner With Integrated Appliances, Re-fitted Modern Shower Room, Gas C/h., Upvc Grey D.G. Windows The Majority of Which Are Fitted With White Wood Shutters, Porcelain Tiled Floors To Ground Floor, Lovely Large Landscaped Rear Garden, Driveway, Viewing Is A Must

sales@hoskinsmorgan.co.uk

www.hoskinsmorgan.co.uk

£274,950 Freehold