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46a Woodruff Way, Thornhill, Cardiff, CF14 9FP.

£875,000



A newly built detached double fronted five double bedroom, four bathroom family residence, providing 2979 square feet, with gas heating and stylish double glazing, and occupying a large and level corner plot with surrounding gardens, set back and fronting a quiet select close, away from passing traffic, yet still convenient for access to both Thornhill Crossroads and Rhiwbina Village.

This contemporary residence includes a gracious entrance reception hall, a downstairs cloak room, a large lounge (21'1" x 13'1"), a separate sitting room (16'6" x 13'1"), and a super-sized open plan fully fitted kitchen, dining room and family room (38'1" x 12'6").

The first floor comprises a large gallery landing leading to three bedrooms, all very spacious, including the master bedroom which is a generous (23'7" x 12'6"), complete with ensuite shower room and separate ensuite dressing room.

Both further double sized bedrooms on this floor enjoy ensuite shower rooms. The second floor comprises two further large double bedrooms and a spacious family bathroom.

Outside there are extensive surrounding gardens, and the property can be available with no chain! Must be seen!

## **Entrance Reception Hall**

### **Sitting Room**

16' 6" x 13' 1" ( 5.03m x 3.99m )

### **Lounge**

21' 1" x 13' 1" ( 6.43m x 3.99m )

### **Shower Room**

### **Kitchen, Dining Room-Family**

38' 1" x 12' 6" ( 11.61m x 3.81m )

### **First Floor Landing**

21' x 11' 2" ( 6.40m x 3.40m )

### **Master Bedroom**

23' 7" x 12' 6" ( 7.19m x 3.81m )

### **Ensuite Shower Room**

13' 1" x 4' ( 3.99m x 1.22m )

### **Ensuite Dressing Room**

7' 7" x 6' 2" ( 2.31m x 1.88m )

### **Bedroom Two**

18' 5" x 13' 1" ( 5.61m x 3.99m )

### **Ensuite Shower Room**

5' x 3' 9" ( 1.52m x 1.14m )

### **Bedroom Three**

13' x 9'1" ( 3.96m x 2.74m )





**Ensuite Shower Room**

8' 2" x 7' 7" ( 2.49m x 2.31m )

**Second Floor Landing**

**Bedroom Four**

12' 3" x 9' 3" ( 3.73m x 2.82m )

**Bedroom Five**

14' 7" x 12' ( 4.45m x 3.66m )

**Bathroom**

**Front Gardens**

**Rear Gardens**







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## Important Information

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