



35 Thorne Way, St Mary's Field, Cardiff CF5 5DL

£425,000 to £435,000 £425,000 - Freehold

Property Summary

IMMACULATELY PRESENTED 4-BED DETACHED FAMILY HOME  
LARGE DETACHED DOUBLE GARAGE with REMOTE DOUBLE WIDTH SHUTTER DOOR  
OPEN-PLAN KITCHEN/DINER (SIGMA 3)  
LANDSCAPED PRIVATE REAR GARDEN & ATTRACTIVE FRONT GARDEN  
ALUMINIUM EMBOSS PERGOLA with REMOTE CONTROLLED ROOF, WIND SHEETING & OUTDOOR HEATER  
TRIPLE DRIVEWAY  
MASTER BEDROOM with EN-SUITE  
HAMMONDS FITTED WARDROBES  
uPVC D/G WINDOWS & GAS C/H with NEW WORCESTER CONDENSING BOILER.  
TENURE: FREEHOLD

\*\*\* Guide Price: £425,000 to £435,000 \*\*\* MODERN & IMMACULATE 4-BED DETACHED SPACIOUS FAMILY HOME with DOUBLE GARAGE \*\*\*

MR HOMES are very pleased to Offer FOR SALE this Immaculate & Spacious 4-Bedroom Detached Family Home comprising in brief; Inviting Entrance Hallway, Spacious Cloakroom/Downstairs W.c, 17ft Lounge with Bay Window & Double Doors to the Dining Room, 26ft Re-Fitted by Sigma 3 Kitchen/Diner, Utility Room, First Floor Landing, Master Bedroom with Re-Fitted En-Suite, Bedroom 2, 3, 4 & a Spacious Re-Fitted Family Bath & Shower Room. The Front Garden is Laid to Lawn, The Beautiful & Enclosed Landscaped Private Rear Garden is a Very Good Size. The Vendor has Installed an Aluminium Emboss Pergola With Remote Control Roof, Pull Down Wind Sheeting & Outdoor Electric Heater. There is a Triple Driveway & an 18ft x 18ft Double Garage with Remote Double Width Shutter Door. uPVC Double Glazed Windows & Gas Central Heating powered by a Worcester Greenstar 18i Cisco ERP Condensing Central Heating Boiler with a Pressurised Hot Water Tank. EARLY VIEWING ADVISED

360 VR Tour Link > <https://tour.giraffe360.com/thorneway35ap>

EPC Rating = C.

Council Tax Band = F.

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



Room Descriptions

Entrance Hallway

Quality Fitted Carpet, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Wall Mounted Alarm Panel, Wall Mounted Hive Smart Thermostat, Doors To Living Room, Downstairs Cloakroom/W.c., Kitchen/Utility Room, Staircase To First Floor Landing.

Living Room

Quality Fitted Carpet Continued, uPVC D/g Bay Window To Front, 1 x Single Panel Radiator, 1 x Double Panel Radiator, Gas Feature Fireplace With Remote Control With Granite Surround And Hearth, Plastered Walls And Plastered Ceiling, Coving To Ceiling, Double Doors To Dining Room.

Dining Room

Quality Fitted Carpet Continued, Double Panel Radiator, Plastered Walls And Plastered Ceiling, uPVC D/g Double French Patio Doors to Rear Garden With Aluminium Pergola. Open-Plan To Kitchen/Breakfast Room.

Kitchen/Breakfast Room

Large Tile Flooring, Refitted Kitchen, Matching Wall And Base Units With Matching Upstands, Work Surfaces Over, Tiled Splashbacks, Composite Sink And Drainer With Quooker PRO3/VAQ Hot Water/Mixer Tap Over, 5 Ring NEFF Gas Hob With Caple Extractor Hood Over. Double NEFF Fan Assisted Electric Oven, Integrated NEFF Dishwasher, Integrated NEFF Fridge/Freezer, Integrated Caple Wine Cooler, uPVC D/g Window To Rear, Inset Spotlights To Ceiling, Plastered Walls And Plastered Ceiling, Door to Understair Storage Cupboard, Archway to Utility Room.

Utility Room

Large Tile Flooring Continued, Work Surface With Matching Upstands over Base Unit And Washing Machine & Tumble Dryer, Plumbing For Water, Wall Mounted Worcester Greenstar 18i Cisco ERP Condensing Central Heating Boiler. Plastered Walls And Plastered Ceiling, Inset Spotlights To Ceiling, Single Panel Radiator, Half-Glazed Obscure D/g Door To Side/Driveway.

Cloakroom/Downstairs W.c

Tiled Floor, Close Coupled W.c., Sink with Hot & Cold Taps Over Set In Vanity Cupboard And Vanity Surface Over, Fitted Shelving In Archway To Alcove, uPVC Obscure D/g Window To Front, Single Panel Radiator, Plastered Walls And Plastered Ceiling, Houses Electric RCD Consumer Unit.

Staircase/First Floor Landing

Quality Fitted Carpet, Plastered Walls And Plastered Ceiling, Door to Airing Cupboard Housing Pressurised Hot Water Tank With Slat Shelving Above, Hatch to Insulated And Fully Boarded Loft With Pull Down Attached Ladders And Light, Doors To Master Bedroom, Bedroom 2, Bedroom 3, Bedroom 4 And Family Bath/Shower Room.

Master Bedroom

Quality Fitted Carpet, uPVC D/g Bay Window To Front With Fitted Shutters And Inset Hammonds Window Seat With Drawers Underneath, Hammonds Fitted Wardrobes With Mounted Cupboards Around The Bed, Plastered Walls And Plastered Ceiling, Door To En-Suite.

En-Suite

Tiled Flooring, Fully Tiled Shower Cubicle With Mira Mixer Shower Over, Pedestal Wash Hand Basin With Chrome Mixer Tap, Close Coupled W.c. With Tiled Splashback And Work Surface Over, Chrome Ladder/Towel Radiator, Ceiling Mounted Electric Extractor Fan, Inset Spotlights To Ceiling, Plastered Walls And Plastered Ceiling, uPVC Obscure D/g Window To Front, Wall Mounted Electric Shaver Point.

Bedroom 2

Quality Fitted Carpet Continued, uPVC D/g Window To Front With Shutters, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

Bedroom 3

Quality Fitted Carpet Continued, uPVC D/g Window To Rear With Shutters, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

Bedroom 4

Quality Fitted Carpet Continued, uPVC D/g Window To Rear With Shutters, Single Panel Radiator, Plastered Walls And Plastered Ceiling.

Family Bath & Shower Room

Large Tile Flooring, Fully Tiled Walls, Panel Bath With Chrome Mixer Tap Over, Shower Cubicle With Mira Mixer Shower, Close Coupled W.c., Pedestal Wash Hand Basin With Chrome Mixer Tap Over, 2 x uPVC Obscure D/g Windows To Rear And Side, Chrome Ladder/Towel Radiator, Plastered Ceiling, Coving To Ceiling, Ceiling Mounted Electric Extractor Fan, Inset Spotlights To Ceiling.

Front Garden

Attractive Front Garden, Enclosed by Low-Level Hedgerow Border, Laid to Lawn, Slate Stone Chippings To Borders, Slate Patio Pathway, Wall Mounted Welcome Lamp Light.

Large Rear Garden

Enclosed Large Rear Garden Slate Patio, Laid Lawn, West Facing, Slate Chippings To Borders And Soakaway, Railway Sleeper Borders With Attractive Plants, Shrubs And Flowers, Side Storage Area, Raised Decked Seating Area Behind The Garage, Enclosed With Feather Edge Fencing And Mature Bushes, Very Private Garden, Outside Light, Aluminium Emboss Pergola With Remote Control Roof, Pull Down Wind Sheeting & Outdoor Electric Heater, Outside Tap, Outside Sensor Light.

Driveway

Large Tarmac Driveway to Side, Leads Up To The Detached Double Garage.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





**Double Garage - Detached**  
New Double Width Remote Garage Door, Concrete Floor, Power Points & Lighting, Pitched Roof With Storage To Rafter, Matching Wall And Base Units, Decked Surfaces, Houses American Style Fridge/Freezer.



Material Information

**Mobile Signal**  
4G excellent data and voice, 5G great

**Construction Type**  
Floor: Solid, limited insulation (assumed)

Roof: Pitched, 250 mm loft insulation

Walls: Timber frame, as built, insulated (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 83% of fixed outlets

**EPC Rating:** C (71)  
**Council Tax:** Band F  
N/A  
**Parking Types:** None.  
**Heating Sources:** Central. Gas.  
**Electricity Supply:** Mains Supply.  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** None.  
**Has the property been flooded in last 5 years?** No  
**Flooding Sources:**  
**Any flood defences at the property?** No  
**Any risk of coastal erosion?** No  
**Is the property listed?** No  
**Are there any restrictions associated with the property?** No  
**Any easements, servitudes, or wayleaves?** No  
**The existence of any public or private right of way?** No

