



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

- IMMACULATEDLY 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



PROPERTY DESCRIPTION

*** 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 ADVISED360 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 linksTo submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales TeamFREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4WWW.MR-HOMES.CO.UK



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.



MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Driveway.

Heating Sources: Central. Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: Level access.

EPC Rating: C (71)

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

Mobile Signal

4G excellent data and voice, 5G great

Construction Type

Floor: Solid, limited insulation (assumed)

Roof: Pitched, 250 mm loft insulation

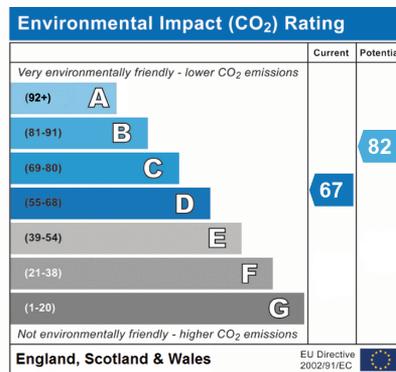
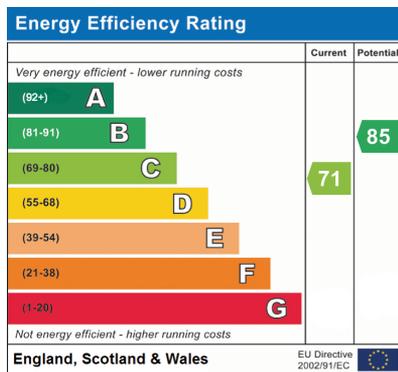
Walls: Timber frame, as built, insulated (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in 83% of fixed outlets



FLOORPLAN & EPC



Mr Homes Cardiff
 Suite 9-10, 253, Cowbridge Road West, Cardiff, CF5 5TD
 02920 204555
 info@mr-homes.co.uk