



35 Thorne Way, Cardiff, CF5 5DL

£435,000

Welcome to this charming detached house located at Thorne Way in the vibrant city of Cardiff. Built in 2003, this modern property offers a perfect blend of comfort and style, making it an ideal family home.

The recently fitted Sigma 3 kitchen has been finished to a high standard with integrated appliances and an open plan dining area.

The property boasts four well-proportioned bedrooms, each offering a peaceful retreat for rest and rejuvenation. With enough room for family members or guests, you will find that this home caters to all your needs. The two bathrooms are thoughtfully designed, ensuring convenience and privacy for everyone in the household.

Situated in a desirable neighbourhood, this house is not only a comfortable living space but also a gateway to the many amenities Cardiff has to offer. From local shops and schools to parks and recreational facilities, M4 J33, city centre and coastal resorts, everything you need is within easy reach.

The property further benefits from uPVC double glazing, gas central heating, outdoor seating area with pergola, off road parking for three vehicles, CCTV cameras, and a double garage. **SOLD WITH NO ONWARD CHAIN**

Tenure = Freehold (TBC by a legal representative)

EPC = C

Council Tax Band = F

Ground Floor

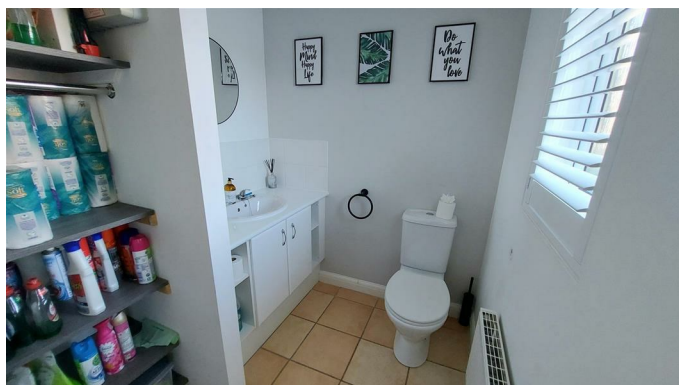
Entry via a wooden door with two matching side panels

Entrance Hall



Skimmed and coved ceiling, skimmed walls, radiator, fitted carpet, carpeted stairs to the first floor and two doors off:-

Cloakroom 5'10" x 5'6" (1.8 x 1.7)



Skimmed ceiling and walls, tiled flooring, radiator, shelved storage area, uPVC double glazed window with obscured glass to the front, French shutters, low level W.C. and wash hand basin set in vanity unit.

Kitchen/Diner

Kitchen 12'5" x 11'9" (3.8 x 3.6)



Skimmed ceiling with spotlights, skimmed walls, tiled floor, uPVC double glazed window with French shutters to the rear, a range of Sigma 3 base and wall mounted units with a complementary work

surface housing a composite sink drainer, Quooker hot water tap, integrated microwave, oven, five burner gas hob, stainless steel chimney extractor, dishwasher, fridge freezer and wine cooler. Pantry, pan drawer and radiator, open into dining area,

Dining Area 13'5" x 9'2" (4.1 x 2.8)



Skimmed ceiling and walls, fitted carpet, radiator, uPVC double glazed French doors to the rear, double doors into the lounge.

Utility Room 6'2" x 5'6" (1.9 x 1.7)



Skimmed ceiling with spotlights, skimmed walls, tiled floor, radiator, a range of base units with a complementary work surface, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler housed in a cupboard and door to the side.

Lounge 14'5" x 13'1" (4.4 x 4.00)



Skimmed ceiling and walls, fitted carpet, log effect remote control gas fire on a custom made granite hearth and mantle, radiator, uPVC double glazed box bay window with French shutters to the front.

First Floor

Landing



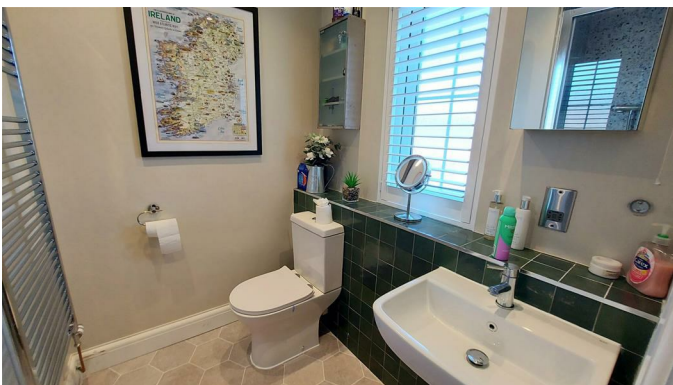
Skimmed ceiling with loft access, skimmed walls, fitted carpet, airing cupboard and five doors off:-

Master Bedroom 16'0" x 10'5" (4.9 x 3.2)



Skimmed ceiling and walls, fitted carpet, radiator, Hammonds fitted wardrobes with window seat and storage, uPVC double glazed box bay window with French shutters to the front, door to :-

Ensuite 5'6" x 4'3" (1.7 x 1.3)



Skimmed ceiling with spotlights, skimmed and tiled walls, tiled floor, chrome towel rail radiator, uPVC double glazed window with obscured glass to the front, French shutters, three piece suite comprising a shower cubicle, low level W.C. and pedestal wash hand basin.

Bedroom Two 13'5" x 9'6" (4.1 x 2.9)



Skimmed ceiling and walls, fitted carpet, radiator, uPVC double glazed window with French shutters to the front.

Bedroom Three 10'2" x 8'10" (3.1 x 2.7)



Skimmed ceiling and walls, fitted carpet, radiator, uPVC double glazed window with French shutters to the rear.

Bedroom Four 10'5" x 6'10" (3.2 x 2.1)



Skimmed ceiling and walls, fitted carpet, radiator, uPVC double glazed window with French shutters to the rear.

Bathroom 10'2" x 6'2" (3.1 x 1.9)



Skimmed and coved ceiling with spotlights, tiled walls, tiled floor, two uPVC double glazed windows with obscured glass to the side and rear, four piece suite comprising a shower cubicle, low level W.C., panelled bath and pedestal wash hand basin.

Loft

Fully boarded loft, accessed via an aluminium pull down ladder.

Outside

Front Garden



An open area laid to lawn, bordered with mature hedges.

Rear Garden



Area laid to lawn, bordered with raised beds built with railway sleepers and a further area laid to decking. Aluminium pergola with motorized louvered roof, integrated heater and windproof shutters. Access to garage and wooden gate offering access to driveway.

Garage 18'0" x 18'0" (5.5 x 5.5)



Garage suitable for two vehicles, a range of base and wall mounted units for storage, accessed via a double width electric sectional garage door and pedestrian door to rear garden.

Driveway

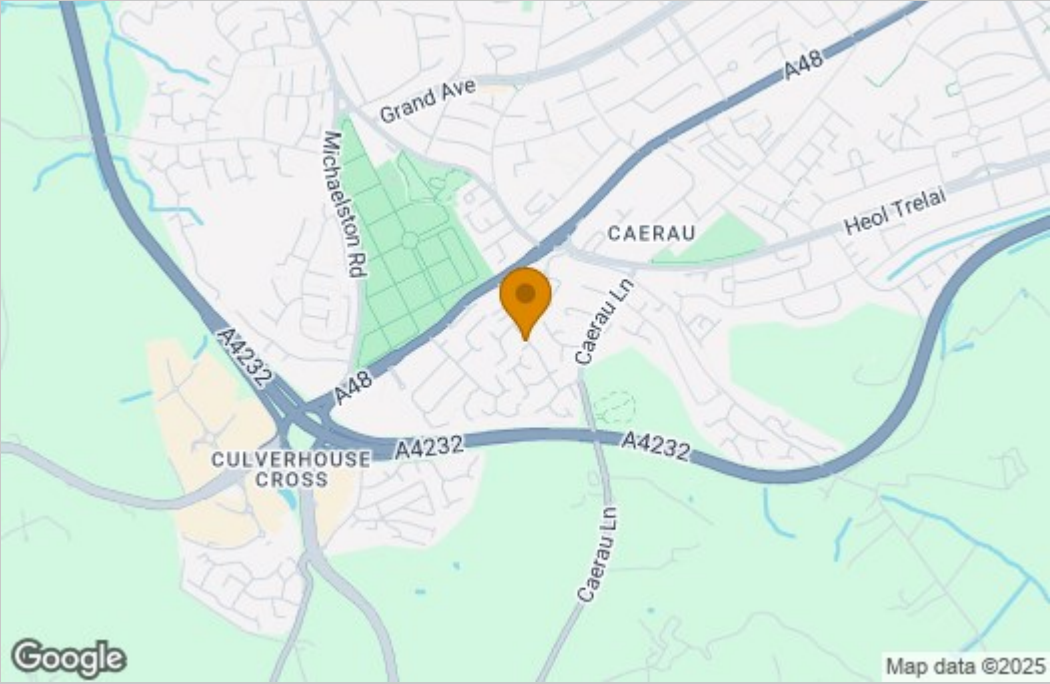


A Tarmac driveway suitable for three vehicles with sensor lights above garage door.

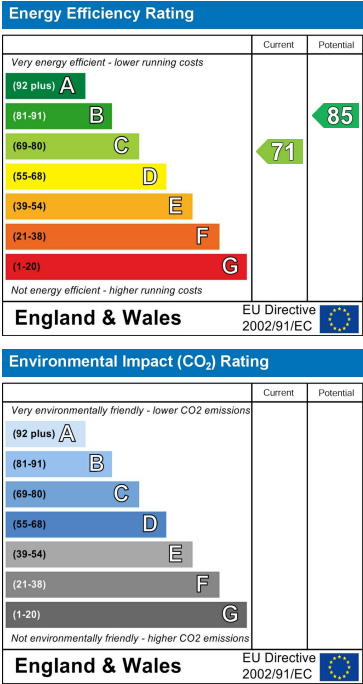
Floor Plan



Area Map



Energy Efficiency Graph



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