

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

Entrance Hall

Entered via a Upvc door with glazed insert into this light and inviting hall. Stairwell. Cloakroom W.C. Window to side. Quality timber floor running through to:

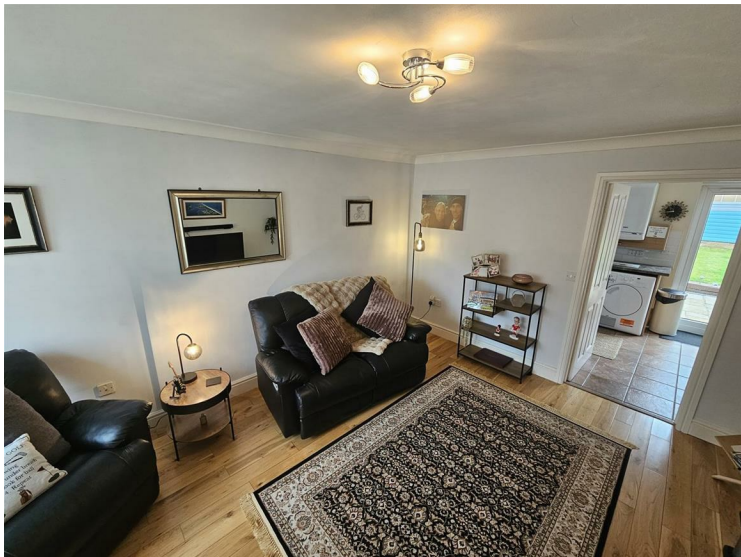


Cloakroom W.C

Tiled to walls and floor with suite comprising of low level W.C. Vanity unit with wash hand basin. Radiator. Window

Lounge 14'7" x 12'1"

A good sized reception room with window to front. Radiator. Coved ceiling. Door leading into:



Kitchen Breakfast Room 12'1" x 8'2"

Featuring a selection of 'Beech' effect wall and base units incorporating ample worktop space with stainless steel sink unit & mixer tap, plumbing for both dish washer & washing machine. Integrated stainless steel gas hob

with matching double electric oven & extractor canopy. Tiled splashbacks. Tiled floor. Understairs storage cupboard. Window & Upvc 'French' style doors to rear. Wall mounted 'Baxii' combination gas boiler fires domestic hot water and heating



First Floor Landing

Doors off leading to three bedrooms, bathroom & linen cupboard. Window to side

Bedroom One 11'7" x 8'6"

Double bedroom boasting fitted floor to ceiling mirror wardrobes. Radiator. Window to front



Bedroom Two 9'1" x 8'5"

Double bedroom. Laminate flooring. Radiator. Window to rear



Bedroom Three 8'2" x 6'3"

A versatile room that could be used as office, study, toy room, etc....Window to front. Radiator. Stairwell leading up to bedroom four



Bathroom W.C.

A modern bathroom with suite comprising low level W.C. Vanity unit with wash hand basin & panelled bath incorporating a shower attachment. Tiled floor & walls. Window. Radiator



Bedroom Four 15'5" x 11'9"

An excellent sized double bedroom. Window to side. 2 x 'Velux' windows. Storage cupboards to eaves. Radiator



Front Garden

Tarmac based hardstand offering off road parking for two cars. Stone based borders & hedgerow. Pedestrian door to side leading to:

Rear Garden

Flagstone based area leading to lawn. Garden is enclosed by timber fencing.



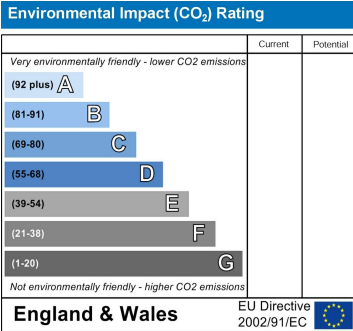
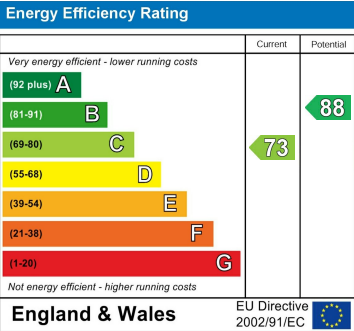
**Shed**  
A large timber constructed cabin with door and two windows, Power & light

**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.





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



At This Popular Development Can Be Found This Very Well Presented Three/Four Bedroom Semi Detached House Boasting A South West Facing Garden. Accommodation Further Comprises Entrance Hall, Cloakroom W.C. Large Lounge, Fitted Kitchen Breakfast Room With Oven & Hob, The Aforementioned Bedrooms & Tiled Family Bathroom W.C. & Shower. Nicely Decorated Throughout. Gas Central Heating With Combination Boiler. Upvc Windows & Doors. Well Tended Gardens To Front & Rear. Off Road Parking For Two Cars. Large Shed. Council Tax Band 'C' Energy Rating 'C' Must Be Viewed

£282,950 Freehold