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MR HOMES
SALES & LETTINGS



Panteg Close,
Michaelston,
Cardiff CF5 4TW

Guide Price £289,950 to £299,950
Freehold

Panteg Close, Michaelston, Cardiff. CF5 4TW.

- NO CHAIN - 3-BED SEMI-DETACHED PROPERTY
- SET ON A LARGE CORNER PLOT
- DOUBLE GARAGE - DETACHED
- WRAP AROUND PRIVATE GARDENS
- 2x RECEPTION ROOMS
- CLOAKROOM/DOWNSTAIRS W.C
- CONSERVATORY/ SUNROOM
- PRIVATE 'GATED' DRIVEWAY
- uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER
- FREEHOLD



NO CHAIN - 3-BED SEMI-DETACHED PROPERTY SET ON A LARGE CORNER PLOT - DOUBLE GARAGE (DETACHED) with ELECTRIC/REMOTE SHUTTER DOORS - PRIVATE GATED DRIVEWAY - PRIVATE WRAP AROUND GARDENS - 2x RECEPTION ROOMS - CLOAKROOM/DOWNSTAIRS W.C - CONSERVATORY/SUNROOM - uPVC D/G WINDOWS & GAS C/H with COMBI-BOILER & HIVE SMART THERMOSTAT - FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** with No Onward Chain in the Very Popular area of Michaelston, this 3-Bedroom Semi-Detached Family Home comprising in brief; Entrance Hallway, Cloakroom/Downstairs W.c, Living Room, Dining Room, Kitchen, Conservatory/Sunroom, First Floor Landing, Bedrooms 1, 2, 3 & Shower Room. The Front & Side Gardens are South-Westerly Facing and Very Well Maintained, Enclosed by Mature Hedges with a Brick Wall Boundary. The Private Driveway is Gated and leads to the Double Detached Garage. The Garage has 2 Electric/Remote Shutter Doors. Lockable Side Gate accessing the Enclosed & Low-Maintenance Rear Garden. This Loving Family Home further benefits from uPVC Double Glazing Windows & Gas Central Heating Powered by a Combi-Boiler with a HIVE Smart Thermostat System.

EPC Rating = D.
Council Tax Band = D.

Mains Electricity, Water & Sewage Connected to Mains Drains.
Broadband & Mobile Signal Coverage.

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST WWW.MR-HOMES.CO.UK



Entrance Hallway

13' 9" x 4' 7" (4.19m x 1.40m)

Cloakroom/ Downstairs W.c

6' 4" x 2' 10" (1.93m x 0.86m)

Living Room

13' 11" x 12' 0" (4.24m x 3.65m)

Dining Room

11' 0" x 9' 3" (3.35m x 2.82m)

Kitchen

10' 10" x 10' 4" (3.30m x 3.15m)

Conservatory/ Sunroom

8' 7" x 7' 9" (2.61m x 2.36m)

First Floor Landing

9' 2" x 2' 8" (2.79m x 0.81m)

Bedroom 1

14' 0" x 11' 10" (4.26m x 3.60m)

Bedroom 2

11' 11" x 11' 2" (3.63m x 3.40m)

Bedroom 3

9' 10" x 7' 9" (2.99m x 2.36m)

Shower Room

7' 8" x 5' 8" (2.34m x 1.73m)

W.c

4' 8" x 2' 8" (1.42m x 0.81m)

Attractive Front & Side Gardens - SOUTH-WEST FACING

Enclosed by brick walls & well-maintained hedges, mainly laid to lawn with a hexagon patio. Lockable Side Gate into the Rear Garden.

Rear Garden - Low-Maintenance & Enclosed

Houses a Large Wood Panel Storage Shed.

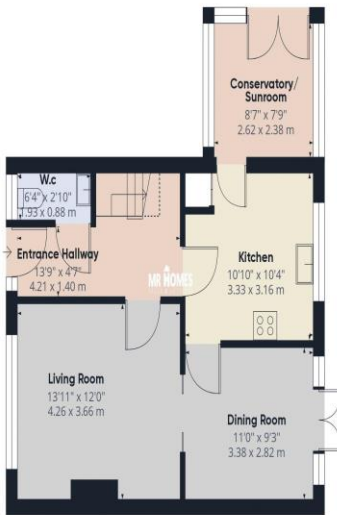
Private 'Gated' Driveway**Double Garage - Detached**

19' 1" x 17' 0" (5.81m x 5.18m)

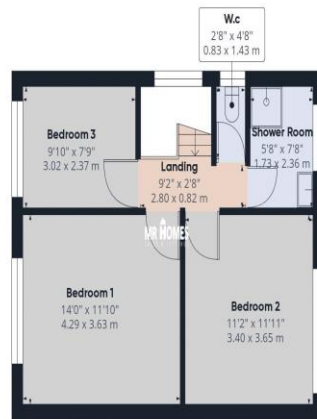
2x Electric/Remote Doors, Wall Mounted RCD Consumer Unit, Power Points & Lighting, Obscured Windows to Side & Rear. uPVC Door to Side.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

1340.54 ft²

124.54 m²

Reduced headroom

6.14 ft²

0.57 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 0 Building 2

CARDIFF & THE VALE

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