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**MR HOMES**  
SALES & LETTINGS



Patreane Way,  
Michaelston Gardens,  
Cardiff CF5 4SA

Guide Price £400,000 to £425,000  
Freehold



# Patreane Way, Michaelston Gardens, Cardiff. CF5 4SA.

- 4x DOUBLE BED DETACHED FAMILY RESIDENCE
- SET ON A LARGE CORNER PLOT
- DOUBLE DETACHED GARAGE
- EXCELLENT LOCATION
- QUIET CUL-DE-SAC
- RE-FITTED KITCHEN/BREAKFAST ROOM
- RE-FITTED CLOAKROOM, EN-SUITE & FAMILY BATHROOM
- SPACIOUS LIVING ROOM & DINING ROOM
- BEAUTIFUL WRAP AROUND GARDENS
- DOUBLE DRIVEWAY



\*\*\* Guide Price: £400,000 to £425,000 \*\*\*

LARGE CORNER PLOT - QUIET CUL-DE-SAC!!!

IDEAL FOR A GROWING FAMILY

DETACHED 4x DOUBLE BED MODERN FAMILY HOME DETACHED DOUBLE

GARAGE with PITCHED ROOF

VERY SPACIOUS LIVING ROOM - DINING ROOM

STYLISH RE-FITTED KITCHEN/BREAKFAST ROOM

UTILITY ROOM

RE-FITTED CLOAKROOM/DOWNSTAIRS W.C

MODERN RE-FITTED FAMILY BATHROOM

MODERN RE-FITTED EN-SUITE

BEAUTIFUL WRAP AROUND GARDENS

DOUBLE DRIVEWAY

EXCELLENT TRANSPORT LINKS

FREEHOLD.

**MR HOMES** are very pleased to Offer **FOR SALE** this 4-Bedroom Detached Family Residence Set On a Large Corner Plot and Boasts a Large Detached Double Garage, The Property comprises in brief; Inviting Entrance Hallway, Cloakroom/Downstairs W.c, Spacious 22ft Lounge, Dining Room/Study, Modern Kitchen/Breakfast Room with Archway to the Utility Room, Staircase to the Gallery Landing, Master Bedroom with Fitted Wardrobes and a Re-Fitted En-Suite, Bedrooms 2, 3, 4 & Re-Fitted Family Bathroom Suite. The Attractive Wrap Around Front Gardens are a Lovely Feature of this Beautiful Family Home. Lockable Side Gates Giving Access into the Side & Rear Corner Garden. There is a Double Driveway which leads to the Detached Double Garage. The Property has Double Glazing Windows & Gas Central Heating. 360 Degree VR Tour Link:

<https://tour.giraffe360.com/patreaneway40ap/>

EPC Rating = Awaiting Assessment... Council Tax Band = F.

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

**FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST [WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)**



**Inviting Entrance Hallway** - 10' 0" x 7' 4" (3.05m x 2.23m) Enter via Composite Door with Obscured D/g Glass, uPVC Obscured D/g Twin Windows to Front, Fitted Carpet, Radiator.

**Cloakroom/ Downstairs W.c** - 4' 9" x 4' 7" (1.45m x 1.40m) Tiled Flooring & Matching Tiled Walls Up to Half-Height, Close-Coupled W.c & Wash Hand Basin with Mixer Tap Encased in Vanity Unit, Radiator & uPVC Obscured D/g Window to Front.

**Living / Sitting Room** - 21' 11" x 11' 0" (6.68m x 3.35m) Fitted Carpet, uPVC D/g Window to Front, 2x Radiators, Electric Feature Fireplace with Stone Hearth, Grate & Mantelpiece Surround, D/g Patio Sliding Door to Rear Garden.

**Dining Room** - 9' 9" x 9' 4" (2.97m x 2.84m) Fitted Carpet, uPVC D/g Window to Rear, Radiator.

**Fully Fitted Kitchen/Breakfast Room - Re-Fitted** - 14' 8" x 8' 6" (4.47m x 2.59m) Tiled Flooring, Quality Fitted Kitchen with Matching Wall & Base Units in High Gloss Light Grey Doors & Drawers, Worksurfaces over with Matching Upstands, Tiled Splashbacks, Composite Sink & Drainer with Mixer Tap, uPVC D/g Window to Rear, Integrated Appliances include; Fridge-Freezer & Zanussi Dishwasher. Zanussi Fan Assisted Electric Oven/Grill with Matching Microwave Above, 4x Ring Ceramic Hob with Modern Extractor Hood Over (Vented). Archway to Utility Room.

**Utility/Laundry Room** - 6' 2" x 4' 10" (1.88m x 1.47m) Tiled Flooring, Matching Wall & Base Units, Work Surface Over with Matching Upstands, Tiled Splashbacks, Stainless Steel Sink & Drainer with Hot 'n' Cold Taps Over, Plumbed for Washing Machine & Vented for Tumble/Dryer, uPVC D/g Window to Front, Wall Mounted RCD Consumer Unit, Ideal Classic Central Heating Boiler housed in Wall Unit. uPVC Half-Glazed & Obscured D/g Door to Side.

**Gallery Landing** - 13' 8" x 6' 3" (4.16m x 1.90m) Fitted Carpet, Door to Airing Cupboard housing Hot Water Tank. Hatch to Insulated Loft.

**Master Bedroom with Fitted Wardrobes** - 11' 3" min x 11' 1" min (3.43m x 3.38m) Fitted Carpet, uPVC D/g Window to Front, Radiator, Fitted Wardrobes.

**En-Suite - Re-Fitted** - 7' 11" x 4' 2" min (2.41m x 1.27m) Tiled Flooring, Fully Tiled Shower Cubicle with Mixer Shower & Dual Rainfall & Handheld Shower Heads, Ceiling Mounted Electric Extractor Fan, Wash Hand Basin with Mixer Tap & Vanity Cupboard, Close-Coupled W.c, uPVC D/g Circular Rose Window to Front, Chrome Ladder/Towel Radiator, Walls Tiled Up to Half-Height, Inset Spotlights to Ceiling.

**Bedroom 2** - 12' 2" x 8' 6" (3.71m x 2.59m) Fitted Carpet, uPVC D/g Window to Rear, Radiator.

**Bedroom 3** - 10' 2" x 10' 0" (3.10m x 3.05m) Fitted Carpet, uPVC D/g Window to Front, Radiator,

**Bedroom 4** - 9' 8" x 8' 6" (2.94m x 2.59m) Fitted Carpet, uPVC D/g Window to Rear, Radiator, Fitted Wardrobes.

**Family Bathroom - Re-Fitted** - 7' 4" x 5' 7" (2.23m x 1.70m) Tiled Flooring, & Walls, Panel Bath with Mixer Tap, Wash Hand Basin with Mixer Tap and Vanity Cupboard, Wall mounted Shaver Point, W.c with Push Button Flush, Ladder/ Towel Radiator, Ceiling Mounted Electric Extractor Fan, Inset Spotlights to Ceiling, uPVC Obscured D/g Window to Rear.

**Outside Front** - Grass Banks with Shallow Steps to Front Door, Patio Pathway, Attractive Hedges, Shrubs to Borders, Mature Trees, Lockable Side Gate to Rear Garden & Lockable Rear Gate to Rear Garden from Driveway.

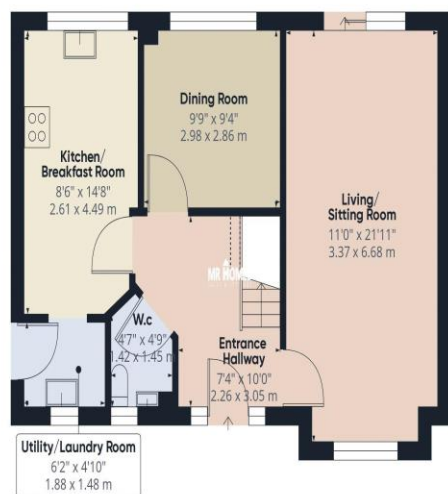
**Attractive Rear Garden - Large in Size & Enclosed** - A Fantastic Mix of Patio, Lawns, Attractive Shrubs, Plants, Flower & Hedges Bordering, Laid Bark Chippings, Outside Lighting & Tap. Wall Mounted Gas & Electric Meter Boxes to Side.

**Double Driveway leading to the Double Detached Garage**

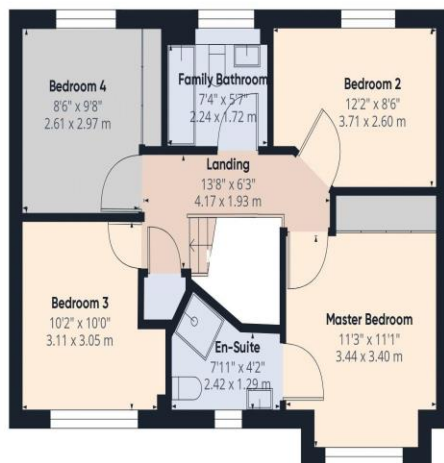
**Double Detached Garage with Pitched Roof** - 17' 1" x 16' 7" (5.20m x 5.05m) 2x Up 'n' Over Doors, PowerPoints, Lighting, Wall Mounted RCD Consumer Unit & Storage to the Rafters.



**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<sup>(1)</sup>

1445.49 ft<sup>2</sup>

134.29 m<sup>2</sup>

Reduced headroom

18.94 ft<sup>2</sup>

0.16 m<sup>2</sup>

(1) Excluding balconies and terraces

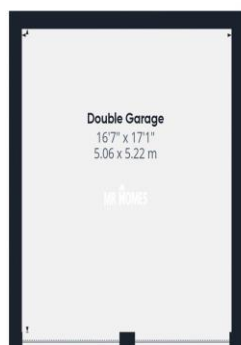
Reduced headroom

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 0 Building 2

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