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MR HOMES
SALES & LETTINGS



Patreane Way,
Michaelston Gardens,
Cardiff CF5 4SA

Guide Price £399,995
Freehold

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

- NO CHAIN - 4x DOUBLE BED DETACHED FAMILY RESIDENCE
- IMMACULATE & MUCH IMPROVED SPACIOUS FAMILY HOME
- DOUBLE BAY FRONTED
- OPEN-PLAN MODERN LIVING (LIVING ROOM/DINING ROOM & REAR GARDEN ROOM)
- RE-FITTED KITCHEN with TOP OF THE RANGE INTEGRATED APPLIANCES
- UTILITY/LAUNDRY ROOM & CLOAKROOM/W.C
- MASTER BEDROOM with EN-SUITE
- 2x LARGE SUMMER HOUSES & STORAGE SHED
- ENCLOSED REAR GARDEN - LOW-MAINTENANCE
- TRIPLE 'PRESSED CONCRETE' PRIVATE DRIVEWAY



EXCELLENTLY POSITIONED PROPERTY!!!

IDEAL FOR A GROWING FAMILY - DETACHED 4x DOUBLE BEDROOM MODERN FAMILY HOME - OPEN-PLAN LIVING ROOM & DINING ROOM - REAR SPACIOUS GARDEN ROOM - OFFICE/STUDY - MODERN RE-FITTED KITCHEN with TOP OF THE RANGE INTEGRATED APPLIANCES - UTILITY ROOM - RE-FITTED CLOAKROOM/DOWNSTAIRS W.C - MODERN RE-FITTED FAMILY BATHROOM - MODERN RE-FITTED EN-SUITE TO MASTER BEDROOM - ENCLOSED & LOW-MAINTENANCE REAR GARDEN with 2x LARGE SUMMER HOUSES & STORAGE SHED - PRIVATE 'TRIPLE' DRIVEWAY – EXCELLENT TRANSPORT LINKS
TENURE: FREEHOLD.



MR HOMES are very pleased to Offer **FOR SALE** this 4-Bedroom Detached Family Home, comprising in brief; Porch, Entrance Hallway, Open-Plan Living Room & Dining Room, Rear Garden Room, Office/Study, Kitchen with Integrated Appliances, Utility Room, Cloakroom/Downstairs W.c, Staircase to the First Floor Landing with Loft Access to the Insulated & Partially Boarded Loft via Attached Ladders, Master Bedroom with Fitted Wardrobes and a Re-Fitted En-Suite, Bedrooms 2, 3, 4 & Re-Fitted Family Bathroom Suite. Low-Maintenance Rear Garden. There is a Pressed Concrete Private Triple Driveway to the Front. The Property has Double Glazing Windows & Gas Central Heating.



360 Degree VR Tour Link: <https://tour.giraffe360.com/patreaneway23ap/>

EPC Rating = Awaiting Assessment.

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 and excellent transport links Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2 To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST

WWW.MR-HOMES.CO.UK



Outside Front - Large Green Field to Front, Lockable Side Gates to Rear via Both Sides of the Property, Wall Mounted Twin Welcome Lights and an Outside Lamp Post.

Porch Entrance - 6' 6" x 2' 3" min (1.98m x 0.69m) Enter via uPVC D/g French Doors, Ceramic Tile Flooring, uPVC Obscured D/g Window to Side, Wall Mounted Alarm Panel, Double PowerPoint, Inset Spotlights to Ceiling, uPVC Obscured D/g Door and Twin Windows to Entrance Hallway.

Entrance Hallway - 13' 11" x 6' 1" (4.24m x 1.85m) Ceramic Tile Flooring, Modern Panel Radiator, Wall Mounted HIVE Smart Thermostat, Ceiling Mounted Mains Wired Smoke Alarm with Battery Backup, Understair Storage Area. Oak & Obscured Glass Doors to Living Room & Study, Oak & Clear Glass Door to Kitchen, Staircase to 1st Floor.

Living Room - 14' 0" x 11' 1" (4.26m x 3.38m) Wood Flooring, uPVC D/g Bay Window to Front, Living Flame 'coal-effect' Gas Fireplace set on a Marble Hearth & Stone Mantle-Piece Surround, Radiator with Cover, Inset Spotlights to Ceiling. Open Double Doorway to Dining Room.

Dining Room - 10' 0" x 10' 0" (3.05m x 3.05m) Wood Flooring cont'd from Living Room, Radiator with Cover, Inset Spotlights & Coving to Ceiling, Oak Door with Clear Glass to Kitchen, uPVC D/g Patio Doors to Garden Room.

Garden Room with Solid Roof - 13' 8" x 9' 7" (4.16m x 2.92m) Laminate Flooring, uPVC D/g Windows to Sides & Rear, Radiator & Electric Radiator, Remote Controlled Feature Fan Light, 2x Wall Lights, uPVC D/g Patio Doors to Rear Garden.

Kitchen - Re-Fitted - 11' 0" x 9' 9" (3.35m x 2.97m) Sparkle Effect Ceramic Tile Flooring, Matching Wall & Base Units with Soft Closing Doors, Granite Effect Work-Surfaces Over & Matching Splash Backs, Integrated Fridge & Integrated Freezer, Sink, Half-Bowl & Drainer with Mixer Tap, uPVC D/g Window to Rear, NEFF Induction Hob with Extractor Hood Over, NEFF Fan Assisted Electric Oven & Grill with Foldaway Door, Plumbed for Dishwasher, Chrome Ladder Radiator, Inset Spotlights & Coving to Ceiling, Archway to the Utility Room.

Utility Room - 6' 8" x 4' 9" (2.03m x 1.45m) Sparkle Effect Ceramic Tile Flooring, Matching Wall & Base Units, Granite Effect Work-Surfaces Over & Matching Splash Backs, Plumbed for Washing Machine & Space for Tumble-Dryer, Inset Spotlights & Coving to Ceiling, Oak Door with Clear Glass to Cloakroom/Downstairs W.c, uPVC Obscured Window to Side, uPVC Obscured D/g Door to Rear Garden, Door to Cloakroom. NB: Ideal Classic Central Heating Boiler housed in Wall Cupboard.

Cloakroom/Downstairs W.c - Re-Fitted - 4' 9" x 2' 10" (1.45m x 0.86m) Sparkle Effect Ceramic Tile Flooring, Close-Coupled W.c, Hand Wash Basin with Chrome Mixer Tap, Tiled Splashback & Vanity Cupboard, Chrome Ladder/Towel Radiator, uPVC Obscured D/g Window to Side, Inset Spotlight & Coving to Ceiling.

Study & Storage (Converted from Garage) - 16' 0" x 8' 0" (4.87m x 2.44m) Laminate Flooring, uPVC D/g Window to Front, Radiator, Panelled Walls, Wall Mounted Electricity RCD Consumer Unit, Inset Spotlights & Coving to Ceiling.

Staircase to the First Floor Landing - 12' 11" x 5' 10" (3.93m x 1.78m) Fitted Carpet to Staircase & Landing, Hatch to Insulated & Partially Boarded Loft via Attached Ladders, Loft Light, Doors to; Master Bedroom, Bedrooms 2, 3, 4, Family Bathroom Suite & Airing Cupboard housing Hot Water Tank & Pump for the Power Showers.

Master Bedroom with Bay Window - 12' 10" x 11' 0" (3.91m x 3.35m) Wood Flooring, uPVC D/g Bay Window to Front, Radiator, Fitted Wardrobes with Mirrored Sliding Doors, Coving to Ceiling, Door to En-Suite.

En-Suite - 9' 6" x 3' 11" (2.89m x 1.19m) Tiled Floor & Walls, Door to Shower Cubicle with Mixer Shower, W.c with Push Button Flush, Circular Wash Basin with Chrome Mixer Tap Over, Bathroom Cabinet Over with Mirrored Door, Internal Shaver Point & Non Touch Sensor Light, Chrome Ladder/Towel Radiator, uPVC Obscured D/g Window to Front, Inset Spotlights & Coving to Ceiling, X-Mart Vectaire Extractor Fan to Ceiling.

Bedroom 2 - 12' 8" x 8' 6" to front of wardrobe (3.86m x 2.59m) Fitted Carpet, uPVC D/g Window to Front, Radiator, Large Storage Cupboard, Coving to Ceiling.

Bedroom 3 with Fitted Wardrobes - 11' 3" x 9' 6" (3.43m x 2.89m) Fitted Carpet, uPVC D/g Window to Rear, Radiator, Fitted Wardrobes, Coving to Ceiling.

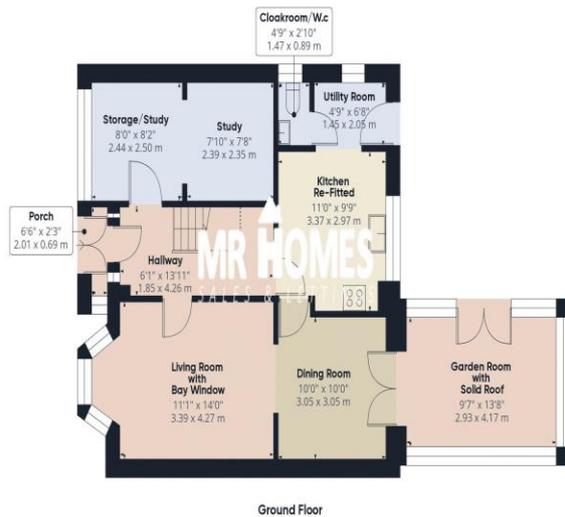
Bedroom 4/ Hobby Room - 11' 5" x 8' 2" (3.48m x 2.49m) Fitted Carpet, uPVC D/g Window to Rear, Radiator.

Family Bathroom Suite - Re-Fitted - 6' 8" x 5' 8" (2.03m x 1.73m) Tiled Floor & Walls, Bath with Chrome Mixer Tap & Mixer Shower Over, Floating Hand Wash Basin with Chrome Mixer Tap Over, W.c with Push Button Flush, Chrome Ladder/Towel Radiator, uPVC Obscured D/g Window to Rear, Inset Spotlights & Coving to Ceiling, X-Mart Vectaire Extractor Fan to Ceiling.

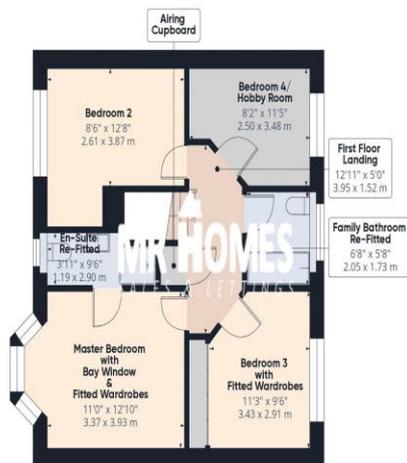
Rear Garden - Enclosed - SOUTH-EAST FACING - Pressed Concrete Patio, Raised Decking to Further Patio. 2x Large Summerhouses both with PowerPoints, RCD Consumer Units & Lighting. (To Stay) Large Plastic Storage Shed (To Stay), Outside Tap & Lighting.



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.



Ground Floor



Floor 1



Approximate total area^m

1415.66 ft²
131.52 m²

Reduced headroom

9.17 ft²
0.85 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

CARDIFF & THE VALE

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www.mr-homes.co.uk/make-an-offer